

# *Beloit, Kansas*

## COMPREHENSIVE PLANNING PROGRAM COMPREHENSIVE PLAN & ZONING & SUBDIVISION REGULATIONS & COMMUNITY HOUSING STUDY.

### COMMUNITY COMPREHENSIVE PLAN 2024 – 2039. “A 10-Year Plan, 25-Year Vision.”

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December, 2014 (REVISED: September, 2015)



# BELOIT, KANSAS COMMUNITY COMPREHENSIVE PLAN 2024 - 2039

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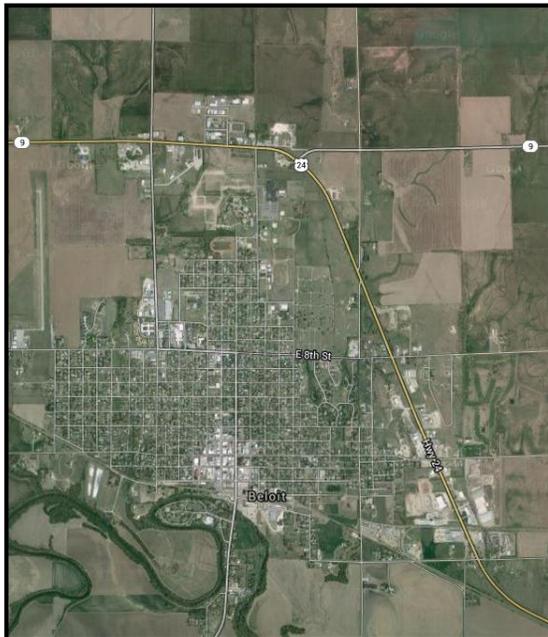
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**SECTION 1**  
**THE BELOIT**  
**PLANNING PROCESS.**



# SECTION 1

## *The Beloit Planning Process.*



## INTRODUCTION

This **Beloit, Kansas Comprehensive Plan** was prepared as a tool to assist in planning for future stability and development in the City and the Community's respective Extra-Territorial Planning Jurisdiction. The **Comprehensive Plan** contains information about existing conditions within the City, including population, land use, public facilities, utilities and transportation.

The Beloit planning process included the development of a **general plan**, which establishes specific and practical guidelines for improving existing conditions and controlling future growth. The **Plan** itself presents a program designed to identify and develop policies in the areas of **Community Growth, Land Use & Zoning, Housing & Neighborhood Development, Community/Economic Development & Downtown Beloit; and Public Facilities/Utilities, Energy & Transportation.**

The **Comprehensive Plan** was prepared under the direction of the **Beloit Planning Commission**, with the assistance of a **Planning Steering Committee, the City Council, City Staff** and Planning Consultants, **Hanna:Keelan Associates, P.C.**, of Lincoln, Nebraska.

## PLANNING PERIOD

The Planning Period for achieving the goals, programs and community and economic development activities identified in this **Beloit, Kansas Comprehensive Plan** is **10 years**. In addition, the **Plan** includes **broad based community and economic development activities forecasted for a 25-year period**. This approach allows the Community of Beloit to focus on a long-term vision, accomplished by means of implementing specific activities to address the social and economic well-being of its citizens.

## EXTRA-TERRITORIAL PLANNING JURISDICTION

The City of Beloit Extra-Territorial Planning Jurisdiction can include the land areas beyond the City's Corporate Limits. The City is empowered to enforce planning, zoning and subdivision regulations within a two mile limit of the Community, in accordance with K.S.A. 12-715(b), as amended.

## AUTHORITY TO PLAN

This **Comprehensive Plan** for the City of Beloit is prepared under the Authority of K.S.A. 12-741 to K.S.A. 12-771.

## COMMUNITY SUMMARY

The City of Beloit, the County-Seat of Mitchell County, is located in north central Kansas, approximately 25 miles west of Concordia and 50 miles northwest of Salina. The City is serviced by Kansas State Highways 9 and 14. U.S. Highway 24 bypasses the Community to the east and north. The Kyle Railroad and Beloit Municipal Airport also provide services the Community. Currently (2014), an estimated 3,844 residents live in Beloit.

The City is in a position to determine the community and economic development enhancements most needed and desired to better serve persons and families interested in small town, rural living. The Community of Beloit offers a variety of amenities including Public and Parochial Schools, a Technical College, restaurants, governmental services, grocery and convenience stores, senior center, Hospital, etc.

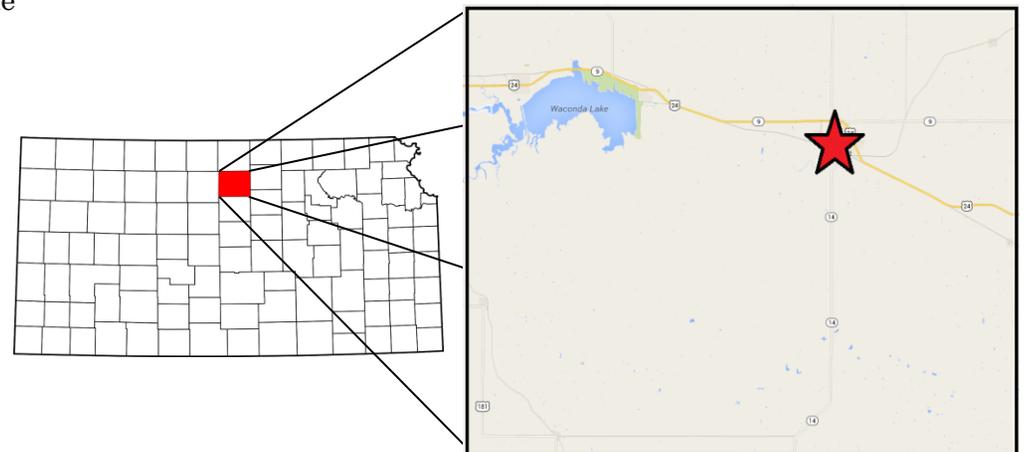
Downtown Beloit is located along and west of the Highway 14 Corridor in south central Beloit. Downtown consists mostly of professional offices, banks, Beloit Municipal Building and the U.S. Post Office. Recent development in the Downtown have included both new construction and the moderate- to substantial rehabilitation of commercial and office buildings.

Most commercial land uses in Beloit are located along the Highway 14 and 24 Corridors, including a grocery store, movie theatre, convenience store, hotel and restaurants.

## RESPONSIBLE GROWTH AND DEVELOPMENT

**The Beloit Comprehensive Planning Process promotes responsible growth and sustainability of Community services and values.** This includes an understanding of the growth potential within the existing built environs of Beloit, as well as the support for preserving the agricultural and natural resources associated with the City. Undeveloped areas within the Beloit Extra-Territorial Planning Jurisdiction will be assigned land uses and zoning classifications capable of preserving the integrity of these areas, while providing for controlled, well planned growth throughout the 10- to 25-year planning period.

**Responsible growth and development activities** will include the ongoing planning and implementation of needed public facilities, utilities and transportation systems in Beloit. The Community is cognizant of its commercial, industrial, social and recreational needs, but will need to continue to upgrade and develop modern, accessible public facilities and infrastructure to meet an increasing demand for these services.



## ***THE PLAN AS A COMMUNITY & ECONOMIC DEVELOPMENT TOOL***

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The **Beloit Comprehensive Plan** has been designed to **enhance both community and economic development efforts**, which will promote the stability of the local economy. To accomplish this, local leaders will need to react to changing economic conditions and access both public and private financing programs available to meet and aid in financing these changes. Local decisions will need to enhance community and economic development opportunities, as well as preserve local values. The Community's ability to utilize Local, State and Federal funding sources for economic development will play an important role in growth opportunities for Beloit. Citizen input will be needed to assist and enhance this political decision making process.

The **Future Land Use Maps** for the City of Beloit included in this **Comprehensive Plan** encourage growth and expansion of the City during the planning period. The City must improve and enhance the older sections of Beloit, including the Downtown and adjacent neighborhoods.

The City should establish incentives for public and private partnerships for redevelopment to coincide with community growth and expansion. Incentives such as Tax Increment Financing, Historic Tax Credits, Community Development Service Grants and a variety of housing and economic development funding sources, coupled with private financing, should be utilized by the Community to achieve the goals contained within this **Comprehensive Plan**.

Providing safe, modern and affordable housing in Beloit, during the planning period, will ensure a population base capable of supporting various important businesses and services.

A **Community Housing Study** was also completed for Beloit. The Study includes a **10-Year Housing Action Plan**, complete with a list of housing programs for both the construction of new housing and the rehabilitation of the existing housing stock. The **Housing Study** includes a **"Downtown Housing Initiative"** to encourage the development of additional housing in the City's Central Business District.

Housing development activities, in Beloit, coupled with new housing opportunities for both elderly and young families, should be considered. The City should support housing improvement and development efforts as a means of both expanding the population and local tax base.

## ***ORGANIZATION OF THE PLAN***

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The creation of the **Beloit Comprehensive Plan** included the implementation of both **qualitative and quantitative research activities**, in an effort to gather pertinent planning information and data. The **qualitative approach** included a comprehensive citizen participation process consisting of Planning Commission and Planning Steering Committee meetings and the implementation of a Community & Housing Survey in an effort to assess the needs and wants of the local citizenry. **A total of 253 Surveys were completed and returned.**



The **quantitative approach** included the analysis of the various components of the **Comprehensive Plan** utilizing numerous statistical data bases provided by the 2000 and 2010 Census, the 2008-2012 American Community Survey and information from other pertinent Local, State and Federal Agencies.

The **quantitative approach** also included on-site field research activities to determine the present condition and profiles of local land use, housing, public infrastructure and facilities, transportation and environmental issues.

**Combining the results of these two important research approaches produced this Comprehensive Plan.**

**This Comprehensive Plan includes the following Sections:**

- ❖ **The Beloit Planning Process.**
- ❖ **Community Planning Goals & Action Steps.**
- ❖ **Population, Income & Economic Profile.**
- ❖ **Land Use, Growth & Redevelopment.**
- ❖ **Public Facilities, Utilities & Transportation.**
- ❖ **Community & Economic Development Profile & Plan.**
- ❖ **Energy Element.**

The system embodied in this community planning framework is a process that relies upon continuous feedback, as goals change and policies become more clearly defined. Planning is an ongoing process that requires constant monitoring and revision throughout the proposed planning period.

This **Comprehensive Plan** is organized into three elements as summarized below.

### **ELEMENT 1**

The **first** element of the Comprehensive Plan is the **Goals and Action Steps**. The **Goals and Action Steps** represent the foundation for which planning components are designed and eventually implemented. The **Goals and Action Steps** identified in this **Comprehensive Plan** address each component of the Plan itself. Action Steps identify specific activities the Community should undertake to accomplish the **Goals**.

### **ELEMENT 2**

The **second** element is the **Background Analysis**, which presents the research, both, quantitative and qualitative, necessary for the development of the **Plan's Goals and Action Steps**. This research included the investigation of demographic, economic, land use, housing, transportation and public facilities and utilities in Beloit. The careful research of past and present data allowed for the projection of future population and development needs.

### **ELEMENT 3**

The **third** and final element of the **Comprehensive Plan** are the **Planning Components**, which presents general background analysis and future plans for land use, public facilities, infrastructure and transportation.

## ***BELOIT PLANNING STEERING COMMITTEE***

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The Beloit Comprehensive Planning Program included the formation of a **Planning Steering Committee**, consisting of elected officials, business owners and other local leadership. The creation of this **Committee** for the Comprehensive Plan provided the Consultant with a foundation of goals and objectives that were of high interest to the Community. Participants were divided into three sub-committees, including “Housing, Community/Economic Development and Downtown Beloit,” “Community Growth, Land Use and Zoning” and “Public Facilities/Utilities, Energy & Transportation”.

The following issues, identified by Committee members and highlighted in this Comprehensive Plan, will need to be addressed during the next 10 years:

### **Housing, Community/Economic Development and Downtown Beloit Sub-Committee.**

- Housing in Beloit is an important aspect of Community and Economic Development, for the purpose of increasing the local tax base. For this to happen, major employers need to develop an individual and/or joint partnership to offer housing to their employees.
- Several Sub-Committee participants stated there is very little housing available for the workforce population in the Community.
- An affordable housing range in the Community was identified as between \$140,000 and \$190,000. A lack of decent, affordable rental housing was highlighted as an issue in Beloit.

- Neighborhood redevelopment should be a priority activity in Beloit. Neighborhoods should be stocked with marketable housing for both owners and renters. Slab homes with a one-car garage would be an excellent housing type for single/unmarried workforce populations, as well as young professionals. The City needs a commitment from builders and contractors to accomplish this.
- Beloit does not have a set-aside for persons seeking (housing) down payment assistance.
- Many participants consider housing in the Downtown to be “cost-prohibitive” due to a need for extensive renovations.
- Middle income persons and families were considered a priority group to target for housing development, but the cost of housing construction and maintenance has greatly increased in recent years.
- Needed community development activities included sidewalk replacement, additional parking in downtown, walking trails and stronger code enforcement on dilapidated properties.
- Participants highlighted restaurants, shopping, entertainment venues and meeting facilities as new businesses developments needed in Beloit.



## Community Growth, Land Use & Zoning Sub-Committee.

- Beloit experienced a 4.6 percent population decline, from 2000 to 2010, with a population of 3,835 in 2010. The 2014 population projection is estimated to be 3,844. The Sub-Committee felt this projection was accurate.
- Members of the Sub-Committee stated that business activity had been increasing as several businesses had recently added employees.
- The development of single family residential lots for moderate to upper income households would be ideal for the near future in the new north subdivision.
- The Community lacks multifamily housing, as well as land that is appropriate for multifamily residential development. The Sub-Committee agreed that the Future Land Use Maps needed a variety of multifamily land uses identified in different portions of the City and in the future growth areas.
- The Sub-Committee felt the Highway Commercial land use designation along Highways 14 and 24 was needed to support economic growth opportunities.
- Infill development of vacant land within the Corporate Limits is an appropriate activity. This could include the development of multifamily residential housing as a buffer between single family residential neighborhoods and Highway Commercial and Industrial uses.
- The Sub-Committee stated the Municipal Airport has opportunities for expansion in the near future. Areas to the east and north should be designated for agricultural and parks and open space uses.
- The Beloit Water Treatment Plant was constructed in the late 1940s. Future growth may warrant a need to either expand the current water treatment facility or replace it with a new facility. Beloit obtains its water from the Solomon River, which has water usage rights with other Communities. The need for additional water to support future growth will be an issue for the City.
- The Sub-Committee discussed extending single and multifamily residential uses to the north and northeast of the City. Single family residential growth areas were expanded to the north of Highway 9 in the northeast portion of the Community.
- The Sub-Committee discussed the development of an Extra-Territorial Planning Jurisdiction. When the current Comprehensive Plan was originally approved, the City of Beloit chose not to extend the planning jurisdiction beyond the Corporate Limits. The Sub-Committee initially discussed the potential of only using a portion of the maximum three mile jurisdiction that Kansas Planning and Zoning Statutes allow; considering a one-mile or two-mile jurisdiction.

- Sub-Committee participants agreed Beloit should establish an Extra-Territorial Planning Jurisdiction, up to two miles.

### **Public Facilities/Utilities, Energy & Transportation Sub-Committee.**

- Participants stated that, overall, the public facilities and utilities are in “good” condition and adequate for the next 10 years.
- Transportation, both vehicular and pedestrian, was identified as being in need of improvement. Sub-Committee participants identified a lack of sidewalks around the public schools, as well as a need for any gravel-surfaced roads inside the Corporate Limits to be paved. The railroad crossing at the Highway 14 Corridor south of Downtown was highlighted as a major issue with pedestrian and vehicular safety.
- Parks in Beloit are in good condition, but need improvements in their connectivity to the neighborhoods of the Community.
- Facilities at the North Central Kansas Technical College are in good condition and well-utilized. It was suggested that a tunnel or pedestrian overpass be considered for persons to safely cross the Highway 9/24 Corridor.

- Mitchell County Hospital is a 25-bed critical access medical facility located in Beloit. It is considered to be one of the top critical access hospitals in the State of Kansas. Sub-Committee participants stated the Hospital operates as more of a regional facility than a local one, due to the high number of residents outside the City and the County, including residents of the City of Concordia, using the provided services.
- The Wellness Center in Beloit is used by residents of the Community, as well as those living in other Mitchell County Communities.
- Highway 24, which bypasses Beloit to the east and north, does not have a major effect on traffic that passes through the Community. Many heavy commercial vehicles still travel into Beloit to access the local grain elevator and other industrial businesses in the Community.



- The Sub-Committee identified a potential storm sewer issue along Bell Street.
- The Beloit Water Treatment Plant was constructed in the late 1940s. Expansion is likely needed during the next 10 years if growth continues.
- The City Sewer Plant was constructed approximately 10 to 15 years ago and, currently, does not have any capacity issues.
- The Beloit Municipal Airport is seeking to improve the existing runway to better accommodate air traffic.
- Currently, Downtown Beloit has adequate parking. A development plan will be needed to create additional parking spaces if a new, major business or industry decides to locate in the area.

- Transportation items needing to be addressed included reducing railroad/City conflicts, control of storm water runoff and pedestrian/trails connections.
- Participants would like to see the appearance and sustainability of Beloit be improved with business retention, recruitment and expansion; improved streets, sidewalks and alleys; water, sewer and utility replacement; and increased marketing of vacant buildings.
- ***54.1 percent of the Survey respondents favored the City of Beloit establishing a local program that would purchase dilapidated houses, tear down the houses and make the lots available for a family or individual to build a house.***
- A total of 110 participants identified northern Beloit as being the most ideal location for future residential growth and development.

## ***BELOIT CITIZEN SURVEY***

A total of **253 Beloit residents participated in a Citizen Survey**, available on local social media websites, to voice their opinion on what is needed in the Community in the future. All participants provided invaluable input. The following summarizes the results of the Survey.

- 79.4 percent of participants would recommend Beloit public/parochial schools to parents, while 55.3 percent of participants feel there are sufficient, safe routes to school for children.
- Churches, fire protection, banks and schools were identified as the community services with “excellent” quality.



**SECTION 2**  
**COMMUNITY PLANNING**  
**GOALS & ACTION STEPS.**



# SECTION 2

## Community Planning Goals & Action Steps.



### INTRODUCTION

---

The Beloit Comprehensive Plan is an essential and most appropriate tool to properly guide the development of the City. The *Community Planning Goals and Action Steps*, an important aspect of the Plan, provides local leaders direction in the administration and overall implementation of the Comprehensive Plan. In essence, the Goals and Action Steps are the **most fundamental elements of the Plan**; the premises upon which all other elements of the Plan must relate.

**Goals are broad statements, identifying the state or condition the citizenry wishes the primary planning components of the Community to be or evolve into within a given length of time. These primary components include Community Growth & Land Use/Zoning; Housing, Community/Economic Development and Downtown Beloit; and Public Facilities/Utilities, Energy & Transportation.**

Goals are long-term in nature and, in the case of those identified for the **Beloit Comprehensive Plan**, will be active throughout the Planning Periods, **2014 and 2039.**

**Action Steps help to further define the meaning of goals and represent very specific activities to accomplish a particular Goal. In many cases, specific time lines are attached to Action Steps and are the most measurable component of this Comprehensive Plan.**



## COMMUNITY GROWTH, LAND USE & ZONING

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**Goal 1: Population Growth Activities.** The City of Beloit is projected to increase from the current (2014) population of an estimated 3,844 to 4,079 by 2024, representing an annual increase of 0.61 percent. The Community has the potential to reach a population of 4,403 within the next 25 years, an increase of 559 persons. This population increase needs to be correlated with land availability and suitability for all types of developments.

- ◆ **Action Step 1:** Meet the projected population growth and land use needs by **maximizing development in existing land areas** served by municipal infrastructure, including the development/infill of vacant parcels within the Corporate Limits of Beloit. Approximately 944 acres of vacant land exists within the Corporate Limits of the City of Beloit. Only an estimated 60 percent of this vacant land is developable. Approximately 90 acres of vacant lands are located within the floodplains of the Solomon River.
- ◆ **Action Step 2:** Designate a minimum of **51.5 acres** of land by 2024 to support **future residential development**. The City has a current shortage of land areas designated for multifamily housing. The City will need to dedicate 10 acres for this residential land use type by 2024. Future residential growth areas, identified on **Illustrations 2.1, 2.2 and 2.3**, are recommended to be focused to the east and northeast of the Community.



### **The Land Use Plan includes:**

**Eastern Growth Areas** are intended to provide cost effective areas for the City to develop residential subdivisions through the next 10 years and beyond. Beloit has limited options for growth due to the Solomon River to the south, the Municipal Airport to the west and industrial manufacturing facilities to the southeast of the City. The Beloit Country Club and Golf Course and the Beloit Junior/Senior High School, are adjacent facilities that will attract a variety of single and multifamily residential building types to the eastern region of the City.

*Approximately 38 percent of respondents to the Citizen Survey identified the northern portions of Beloit as the most favorable location for future residential growth. An additional 25 percent identified the Eastern Growth Areas as the preferred direction for Community Growth.*

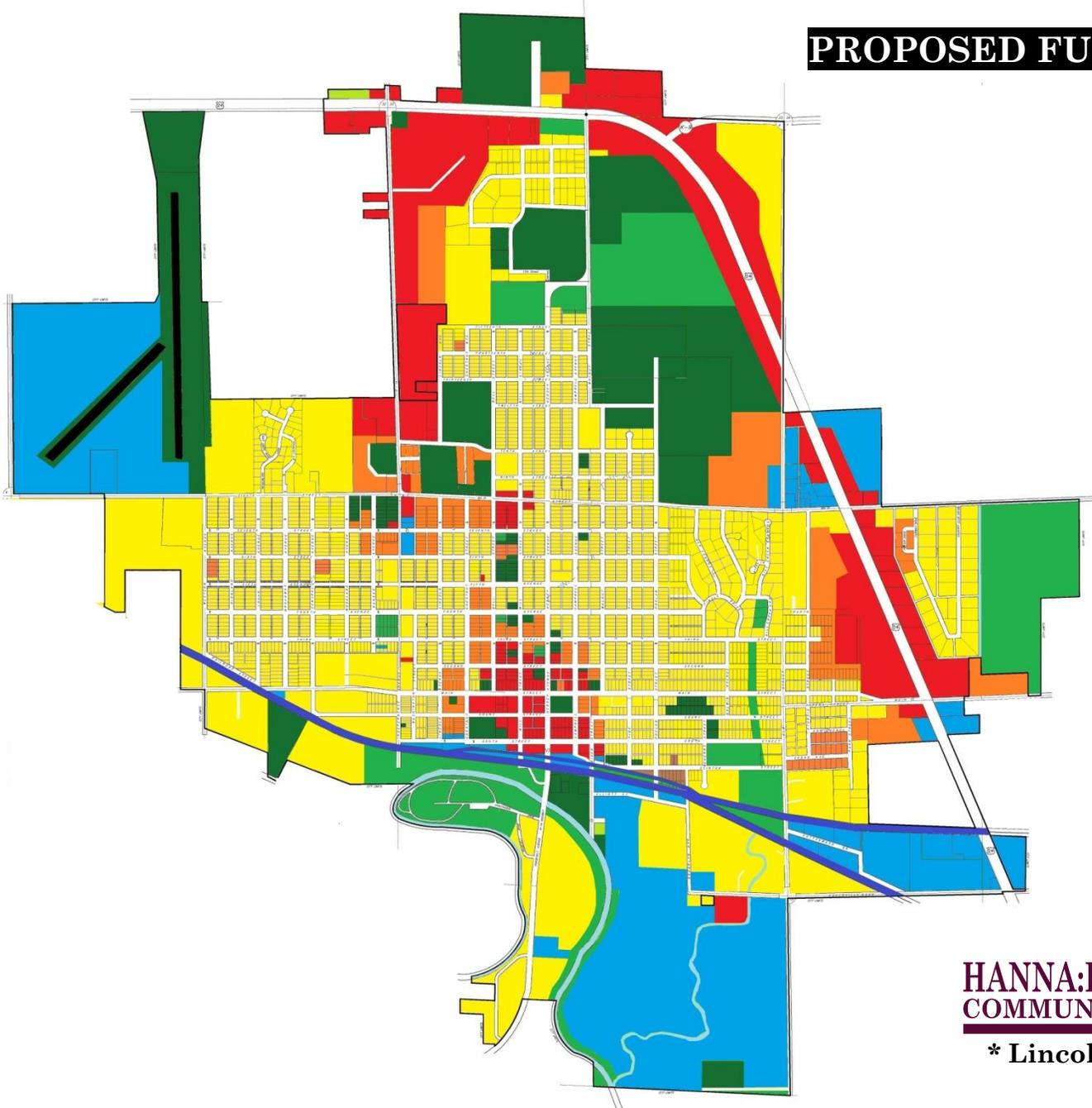
**North/Northeastern Growth Areas** extend from the north and east of the intersection of Highway 9 and Walnut Street, or to the east and northeast of the North Central Kansas Technical College. *Respondents to the Citizen Survey indicated that “north” was the most appropriate direction for growth.* Single family dwellings, duplexes, patio homes, three- and four-plex town homes marketed to workforce families are well suited to this area.

# PROPOSED FUTURE LAND USE MAP

## CORPORATE LIMITS

## BELOIT, KANSAS

2024-2039



### LEGEND

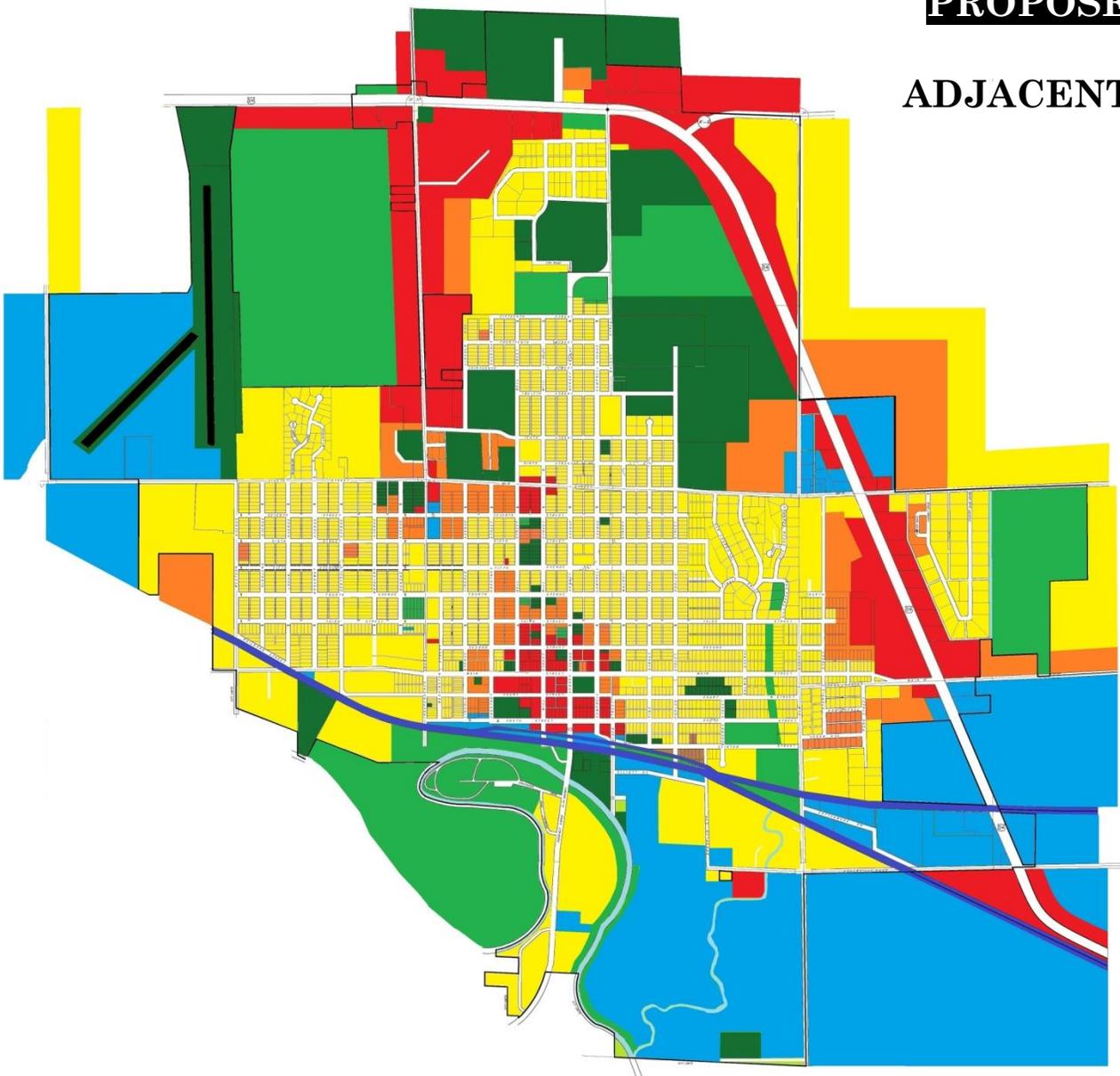
-  PARKS / RECREATION / OPEN SPACE
-  PUBLIC / QUASI-PUBLIC
-  RESIDENTIAL - SINGLE FAMILY
-  RESIDENTIAL - MULTIFAMILY
-  RESIDENTIAL - MOBILE HOME
-  COMMERCIAL
-  INDUSTRIAL
-  TRANSPORTATION CORRIDOR (RAILROAD)
-  BODY OF WATER
-  CITY OF BELOIT CORPORATE LIMITS

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ILLUSTRATION 2.1

**PROPOSED FUTURE LAND USE MAP**  
**CORPORATE LIMITS &**  
**ADJACENT UNINCORPORATED AREA**  
**BELOIT, KANSAS**  
**2024-2039**



**LEGEND**

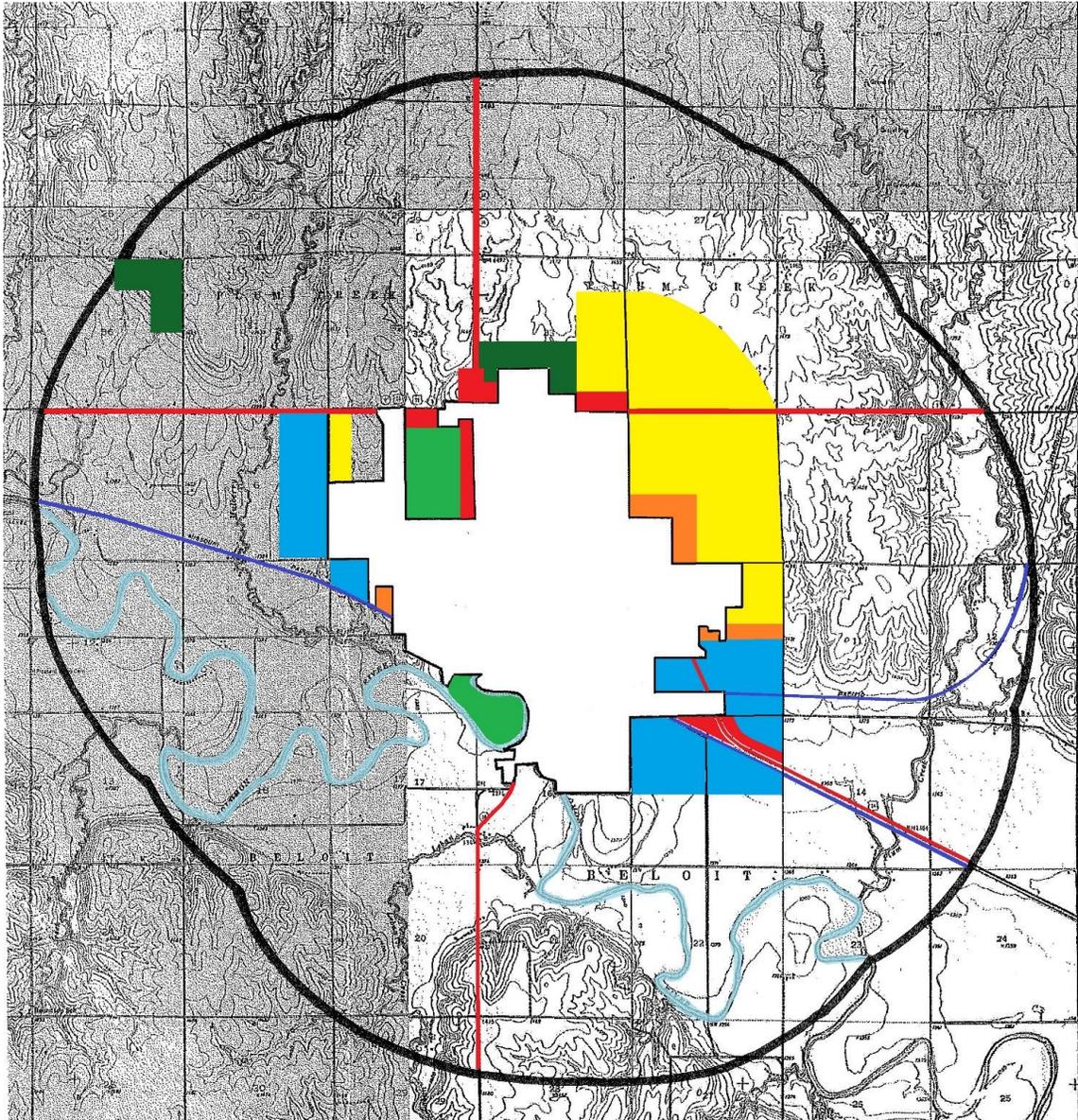
- PARKS / RECREATION / OPEN SPACE
- PUBLIC / QUASI-PUBLIC
- RESIDENTIAL - SINGLE FAMILY
- RESIDENTIAL - MULTIFAMILY
- RESIDENTIAL - MOBILE HOME
- COMMERCIAL
- INDUSTRIAL
- TRANSPORTATION CORRIDOR (RAILROAD)
- BODY OF WATER
- CITY OF BELOIT CORPORATE LIMITS

**HANNA:KEELAN ASSOCIATES, P.C.**  
**COMMUNITY PLANNING & RESEARCH**

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**ILLUSTRATION 2.2**

**PROPOSED FUTURE LAND USE MAP**  
**EXTRA-TERRITORIAL PLANNING JURISDICTION**  
**BELOIT, KANSAS**  
**2024-2039**



**LEGEND**

- VACANT/AGRICULTURAL
- PUBLIC/QUASI-PUBLIC
- SINGLE FAMILY HOUSING
- MULTIFAMILY RESIDENTIAL
- COMMERCIAL
- INDUSTRIAL
- RAILROAD CORRIDOR
- HIGHWAY CORRIDOR
- BODY OF WATER
- CITY OF BELOIT CORPORATE LIMITS & EXTRA-TERRITORIAL PLANNING JURISDICTION (TWO MILES)

**HANNA:KEELAN ASSOCIATES, P.C.**  
**COMMUNITY PLANNING & RESEARCH**

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ILLUSTRATION 2.3

**West and Southeast Growth Areas** are identified beyond the Corporate Limits, generally to accommodate a variety of industrial uses. Access to the Kyle Railroad Corridor is adjacent lands in both of these Growth Areas, while airfreight is also available to properties in the West Growth Area from the adjacent Beloit Municipal Airport.

◆ **Action Step 3: Continue the development of Commercial and Industrial Land in Beloit.** An analysis of existing land uses in Beloit, correlated with population growth, identifies a need for an additional **27 acres of commercial** and **56 acres of industrial land** thru 2039, to meet modern National Planning Standards. The location of future highway-oriented commercial uses is recommended along the Highways 9, 14 and 24 Corridors. Future personal services and specialty retail outlets are recommended to remain in Downtown Beloit. Light industrial uses and manufacturing companies should be located in designated industrial zoned areas, primarily, along the Kyle Railroad Corridor and in larger concentrations at the southeast, south and west portions of the City.

◆ **Action Step 4: Expand existing and identify new areas for Parks, Open Space and Public/Quasi-Public Land in Beloit.** Beloit is the County Seat of Mitchell County, Kansas, and benefits by being the location of the Courthouse, County Fair Grounds, but also by having the North Central Kansas Technical College and the facilities of the former Beloit Juvenile Correctional Facility for Girls. The facility is now referred to as the “North Campus,” which was redeveloped for the Municipal Library, Beloit Police Station, and several Departments of Municipal Government. By National Planning Standards, the City has **ample acres of Public/Quasi-Public and Parks & Open Space for the planning period.**

Current public/quasi-public land uses in Beloit exceed recommended standards by 38 percent. This is due, primarily, to the large amount of land occupied by the North Campus, Mitchell County Fairgrounds and the Elmwood and Beloit Municipal Cemeteries.

Identified lands adjacent the Solomon River and associated tributaries are recommended to accommodate an expanded hiking and biking trail system. *Participants of the Planning Steering Committee and respondents to the Survey were strongly in favor of expanding the current trails system in Beloit.* Many stated a need to connect residential neighborhoods to local schools, City parks and especially the Chautauqua Park and Aquatic Center. New City parks should primarily focus on smaller neighborhood parks and potentially a recreational sports complex for additional soccer, football, baseball and softball fields in response to an increasing population.



**Goal 2 – Land Use Plan.** Adopt and maintain a **Land Use Plan** capable of fulfilling the residential, employment, recreational and entertainment needs of the Community of Beloit. The City should designate an official “Extra Territorial Planning Jurisdiction,” up to two miles of the Corporate Limits, to allow for conducting appropriate comprehensive land use planning and development activities. The Planning Commission will zone the minimum amount of extra-territorial jurisdiction area, as needed.

The **Land Use Plan** should encourage the preservation and protection of environmental resources while supporting both development opportunities and the preservation of agricultural lands in the Extra-Territorial Planning Jurisdiction of Beloit.

- ◆ **Action Step 1: Correct development barriers** in Beloit.
- ◆ **Action Step 2: Promote residential, commercial and industrial growth areas** that are located beyond designated floodplains and sensitive soil areas.
- ◆ **Action Step 3: Establish Neighborhood Plans** that reflect development trends, as well as features and characteristics unique to each neighborhood. Standards should be established to guide infill development to complement architectural styles and materials of a particular neighborhood.
- ◆ **Action Step 4: Ensure major developments in Beloit are accompanied with a modern utility and infra-structure system** of public and/or private utilities and a storm water drainage plan.

**Goal 3: Ordinances and Regulations.** Maintain proper **land use development ordinances** and **regulations in Beloit**. Utilize Zoning and Subdivision Regulations to implement the development provisions in **the Land Use Plan**.

- ◆ **Action Step 1: Adopt revised zoning and subdivision regulations** and maintain appropriate **building codes**, which support the efficient implementation of the **Land Use Plan**. Establish new provisions within these regulations and codes that support mixed land use developments and promote sustainable development principles, smart growth and green building practices. Subdivision requirements should include modern infrastructure standards and the incorporation of storm water management systems.
- ◆ **Action Step 2: Utilize both voluntary and involuntary annexation policies** in conformance with Kansas State Statutes. These policies should serve as a guide to integrate residential and commercial growth areas adjacent the current Corporate Limits of the City of Beloit. Future development should be encouraged to locate in areas free of environmental problems related to ground and surface water features, soil and topographic slope. The **Beloit Floodplain Regulations** should be strictly enforced for all proposed developments in the City. Identified residential growth areas to the north/northeast and east of the Community are in regions that are not affected by 100-year floodplains.

- ◆ **Action Step 3: Enforce modern construction and property standards**, adopting and utilizing the International Building Code and International Residential Code and other related International Codes. Such action will ensure that the residents of the City of Beloit can live and work safely in structures that are built and maintained to modern safety standards.

**Goal 4: Appearance and Sustainability.** Continue to implement community improvement projects that enhance the quality of life and aesthetic appearance of the City of Beloit.

- ◆ **Action Step 1:** Incorporate **beautification projects** that improve the appearance of Beloit. Target areas should include, but not be limited to, the Downtown, highway Corridors, “North Campus”, North Central Kansas Technical College, City parks and historically significant residential neighborhoods. *Citizen Survey participants agreed with improving the appearance of the Community through improved street and pedestrian lighting, crosswalk enhancements, street trees, public benches, landscaping and the incorporation of design guidelines for facades, awnings and other building accessories.*
- ◆ **Action Step 2:** Create a sustainable, healthy Community for residents currently living in, or families planning to move to Beloit. *Citizen Survey participants strongly agreed with improvements to streets, sidewalks and alleys, along with business retention/recruitment/expansion programs, vacant building marketing and the use of alternative energy sources as methods to improve the sustainability of the Community.* Local churches, Fire and Police Protection and Schools were identified as high-quality community services/ facilities in Beloit.



## ***HOUSING & NEIGHBORHOOD REDEVELOPMENT***

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**Goal 1: Community Housing Initiative.** The City of Beloit should implement a **Housing Initiative** as a primary economic development activity. This **Community Housing Initiative** should include the development of up to **150 new housing units by 2024**, including an estimated **82 owner housing units** and **68 new rental units**. This **Housing Initiative** would provide current and future residents of the Community with access to a variety of safe, decent and affordable housing types for families and individuals of all age, household size and income sectors.

- ◆ **Action Step 1:** Support community and economic development efforts in Beloit to encourage and monitor housing development. The City of Beloit should continue to work directly with both public and private sectors to encourage the development of specific housing programs to meet the needs of the Community’s current and future residents, with emphasis on housing for young families, the local workforce, retirees and special populations. **By 2024, the City of Beloit is projected to develop up to 54 owner units and 36 rental housing units for households, age 18 to 54 years, and 28 owner and 32 rental units for retired and elderly households, 55+ years of age.**

**The City of Beloit has established memberships with regional economic and housing development organizations such as North Central Kansas Regional Planning Commission and Kansas Association of Community Action Programs. The programs provided by these organizations are vital to the successful implementation of future housing activities in Beloit.**



- ◆ **Action Step 2:** The Community of Beloit should create a **Housing Partnership** comprised of organizations from both the private and public sector, including, but not limited to, the City of Beloit Planning/Zoning Offices, Beloit Housing Authority, Beloit Chamber of Commerce, Mitchell County Community Development, North Central Kansas Regional Planning Commission and Kansas Association of Community Action Partnerships. The Partnership will serve to monitor and encourage housing development in the City of Beloit. The Partnership should work directly with both local and state housing stakeholders and housing funders to encourage the development of specific housing programs that meet the needs of the Community’s current and future residents, with emphasis on housing constructed for the local workforce, young families, retirees, the elderly, veterans, college students and populations with special needs.

The Beloit **Housing Partnership** should take the lead role to design and implement a **Workforce Housing Assistance Program** for local employees and a **Continuum of Residential Retirement Program** for older adults in the City.

- ◆ **Action Step 3:** Plan and implement an **Employer’s Housing Assistance Program** to encourage major employers in the Beloit area to become directly involved with assisting their employees in becoming homeowners in the Community of Beloit. Assistance could include, but not be limited to, locating and negotiating the purchase of a house, providing funding assistance, etc. Funding assistance could be, for example, in the form of a \$5,000 to \$10,000 grant and/or low-interest loan to persons and families for closing costs, down payment, etc. These homebuyers could also be a participant in a first-time homebuyers program, funded by either/both the Kansas Housing Resource Corporation and the Kansas Department of Commerce.

**Two or more major employers should consider forming a limited partnership to develop affordable housing projects in Beloit, utilizing available public and private funding sources.**

- ◆ **Action Step 4:** Initiate a **Continuum of (Housing) Residential Care Program** in the Community of Beloit directed at persons and families 55+ years of age. This Program would address several facets of retiree and elderly housing needs and development opportunities in Beloit, including the increasing need for in-home services and home maintenance, repair and modification of homes occupied by elderly households and additional affordable housing, both owner and rental, with and without supportive services.



**Goal 2: New Housing Developments.** New housing developments in the City of Beloit should address the needs of both owner- and renter households, of all age and income sectors, of varied price products. **Citizen Survey participants identified housing for moderate income families, existing/new employees and first-time homebuyers, consisting of three+-bedroom, single family housing as a great need for the Community.**

- ◆ **Action Step 1:** Identify up to **51.5 acres of land for new residential development** to meet the estimated need for **150 additional housing units by 2024.** The City should develop housing in both new and developed areas of the Community.
- ◆ **Action Step 2:** Direct new **owner housing construction** in Beloit to families of moderate- to upper income (61%+ AMI). **New owner housing price products should range between \$133,000 to \$226,000, depending on the type of housing units and the household income sector being targeted.**
- ◆ **Action Step 3:** Target **accessible rental housing to elderly households and special populations.** Participants of the **Beloit Continuum of Care for Elderly Persons Household Survey** identified **single family homes, duplexes for rent and two-bedroom apartments as a needed housing type for the Community.**
- ◆ **Action Step 4:** Produce **rental housing projects** in Beloit to meet the needs of young, single workers in the Community. These projects should be designed and developed in a size and scale suitable for the neighborhood location and be affordable to persons and families of all incomes. A privately-owned 14-unit SRO (Single Room Occupancy) facility currently exists in the Community, but an additional six to eight units should be given consideration to expand housing options to single persons in the local workforce.

*Rental housing price products in Beloit should range in monthly rents from \$392 to \$875, depending on the size, number of bedrooms and the household income sector being served.*

- ◆ **Action Step 5:** Identify and convert Downtown commercial buildings to housing. This will diversify the local housing market and emphasize the Downtown as both a vibrant commercial and residential center. **The estimated housing target demand for the next 10 years for Downtown Beloit is 20 units; six owner and 14 rental units.**
- ◆ **Action Step 6:** New housing developments in the City of Beloit should include the construction of housing that focuses on accessibility and use by persons and families with special needs.
- ◆ **Action Step 7:** As needed, the City should establish a policy of condemning and demolishing housing of a dilapidated condition, not cost effective to rehabilitate. **The vacated lots could be set aside as part of a City Land Bank program to be used for future owner and rental housing development needs.**

- ◆ **Action Step 8:** Meet **immediate housing needs** in Beloit by exploring non-traditional housing developments at existing residential locations.



- ◆ **Action Step 9:** Future housing development programs in Beloit should be concentrated in the northern and eastern portion of City, including the newly-subdivided Silver Fox Estates. Consider new, modern housing development types, such as new subdivisions utilizing New Urbanism and “Smart Growth” planning concepts.



Public and private sectors should create a “shared cost” program to finance needed public utility, sidewalk and road improvement costs in both existing and new residential developments.

### Goal 3: Existing Owner and Rental Housing

**Stock.** Housing rehabilitation programs and activities in the City of Beloit should strive to protect and preserve the existing housing stock of the Community.

- ◆ **Action Step 1:** Establish a housing rehabilitation program for both owner and rental housing units, with emphasis on meeting the housing rehabilitation needs of the elderly, low income families, college students and housing occupied by persons with special needs. *“Greatly Needed” housing types/activities, as per the Beloit Citizen Survey, included housing for middle-income families and new/existing employees, single family and general rental housing, housing choices for first-time homebuyers and rehabilitation of renter-occupied housing units.*
- ◆ **Action Step 2:** Strive to preserve housing of historical significance. Housing that is architecturally significant or for its association with persons or families who played key roles in the development and growth of the City adds to the character and uniqueness of Beloit neighborhoods.



**Goal 4: Financing Housing Development.** The City of Beloit and housing developers should consider both public and private funding sources to both construct new housing and maintain the existing housing stock.

- ◆ **Action Step 1:** Pursue State and Federal Grants to assist in financing housing rehabilitation, housing purchase, rehabilitate and resale and first-time homebuyers programs. The City and private builders should pursue funding from the Kansas Housing Development Corporation and Kansas Department of Commerce. *Approximately 54 percent of Citizen Survey respondents expressed support for the City in using State or Federal grant funds for owner housing rehabilitation, while 47 percent supported rental housing rehabilitation.*
- ◆ **Action Step 2:** Utilize Tax Increment Financing (TIF) to assist in the financing of new housing developments, specifically public facility and utility requirements.
- ◆ **Action Step 3:** Housing developers in Beloit should be encouraged to pursue securing any and all available tools of financing assistance in the development of new housing projects in the Community. This assistance is available with the Kansas Housing Development Corporation, Kansas Department of Commerce, USDA-Rural Development, Federal Home Loan Bank and the Department of Housing and Urban Development, in the form of grants, low-income housing tax credits and mortgage insurance.



**Goal 5: Impediments to Fair Housing Choice.**

Establish a plan to eliminate all barriers and impediments to fair housing choice in the City. All sectors of the Community, both public and private, should play a role in this process. This would include the involvement of City government, schools, churches and the local business sector.

- ◆ **Action Step 1:** Address the following, primary impediments to fair housing choice in Beloit, as identified by participants of the **Beloit Workforce Housing Needs Survey**. ***For Owner Households – Housing Prices, Cost of Utilities and a Lack of Sufficient Homes for Sale. For Renter Households – Cost of Rent and a Lack of Available, Decent Rental Units in an Affordable Price Range.***
- ◆ **Action Step 2:** Establish and enforce a **Fair Housing Policy**, to ensure all current and future residents of the Community do not experience any discrimination in housing choice.



## ***COMMUNITY/ECONOMIC DEVELOPMENT & DOWNTOWN BELOIT.***

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**Goal 1: Educational Quality.** Continue to provide a **high quality of public and private elementary, junior, senior and college-level education** for the residents of Beloit. Maintain an excellence in education by expanding facilities, amenities and employment opportunities, as needed, while creating new and expanding existing educational programs and activities to support a growing student and faculty population for the Beloit Public Schools, St. John’s Catholic School (Grades K – 12) and the North Central Kansas Technical College campus. ***A total of 32.5 percent of Citizen Survey participants identified Beloit Public/Parochial Schools as a factor in their decision to move to Beloit. Additionally, 189 (79 percent) of the Survey respondents would recommend Beloit Public and Parochial Schools to other parents.***

- ◆ **Action Step 1:** Facilitate the development of the new 14,500 square foot addition to the Beloit Elementary School. The Addition will include four classrooms and a new gymnasium. The Junior/Senior High School and St. John’s Catholic Schools only have plans for maintenance and up-keep of current facilities.
- ◆ **Action Step 2: Extra-Curricular Activities,** such as homework assistance, athletics, and student clubs should continue to be an important role in the development of education in all school children.
- ◆ **Action Step 3:** Support a **potential increase in enrollment** at Beloit Public Schools. Leadership within the Public School System state that after slight declines in student enrollment between 2000 and 2010, enrollment figures have been gradually increasing through 2014. St. John’s administration said that enrollment figures have been fairly stable during the last five years.
- ◆ **Action Step 4:** Support the **student leadership programs** that are offered by Beloit Public and Parochial Schools.

Programs of this nature will provide students with the necessary knowledge and potential to be successful, post-graduation.

- ◆ **Action Step 5:** Support the efforts of local service organizations and foundations such as the **Solomon Valley Community Foundation,** the **St. John’s Schools Cornerstone Charitable Foundation** and the **North Central Kansas Tech Endowment Association and Foundation,** in providing the funding necessary to continue Beloit Public and Parochial Schools missions of providing for the excellence of local education.
- ◆ **Action Step 6:** Provide opportunities for persons to obtain skills in a new field through **continuing education and non-traditional programs** at the North Central Kansas Technical College.



**Goal 2: Economic Development.** Utilize the **Beloit Comprehensive Plan** as an **economic development resource and guide** to maximize economic opportunities for all residents. Foster an increase in diversified employment and business types in Beloit. Development projects will need to conform to the City’s **Land Use Plan**.

- ◆ **Action Step 1:** The mission of **Mitchell County Community Development (MCCD)** is to provide economic development opportunities for local businesses and the Community as a whole. Efforts are focused on business retention, expansion and recruitment and housing improvements/developments.
- ◆ **Action Step 2:** MCCD should facilitate the creation of up to **120 new jobs in Beloit by 2024**. This should be achieved by expanding existing and adding commercial businesses and industrial companies, that are “light manufacturing” in nature to Beloit.
- ◆ **Action Step 3:** MCCD should explore all funding opportunities so as to maximize use of local tax dollars on an annual basis. Programs such as Promoting Employment Across Kansas (PEAK), Rural Business Enterprise Grant (RBEG) and the Small Business Administration’s 504 Loan Program to assist local startup businesses to be successful, should be continued to be utilized by area businesses.
- ◆ **Action Step 4:** Focus efforts of **diversified businesses and employment opportunities** to expand existing and attract new companies. Expand the availability of retail commerce development sites and available storefronts for rent or purchase to attract non-local businesses. Maintain and improve both public and private services, businesses and industries in Beloit, in an effort to increase and diversify employment opportunities.
- ◆ **Action Step 5:** Continue to support **business retention and expansion programs** offered by the MCCD and Beloit Chamber of Commerce to ensure the continuation of well established businesses in Beloit. Business transition services should be offered to support the transfer of businesses to new generation owners, as current owners retire. These Programs could assist in recruiting both High School and College students/graduates to train in selective career paths to become business owners.
- ◆ **Action Step 6:** Create and maintain a listing of **home based businesses** so that as businesses outgrow a home (or farm) location, appropriate space in commercial or industrial areas of the Community can be occupied with a local base, home-grown businesses.
- ◆ **Action Step 7: Housing initiatives** in Beloit should be paralleled with **job creation activities**. A high percentage of persons employed in Beloit live in other Communities. This is primarily due to the lack of available, suitable, affordable housing. Programs supported by the MCCD, through the provision of housing development partners should focus on addressing the need for housing development and redevelopment in older neighborhoods, combined with promoting new housing development in new residential subdivisions.

**Goal 3: Community Development.** Community Development practices should strive to both **stabilize and improve the local Beloit economy and quality of life.** Proper renovation, adaptive reuse and additions of existing buildings, as well as new construction activities should be components of locally available incentives to attract residents, businesses and industries. Development projects will need to conform to the City’s **Land Use Plan.**

- ◆ **Action Step 1:** Encourage **local reinvestment** in Beloit by both the public and private sectors. Provide infrastructure and needed amenities to support future growth of commercial, industrial and residential areas. Remove dilapidated buildings and promote building rehabilitation on structures that are considered cost-effective for such activity.
- ◆ **Action Step 2:** Include a **building repair and modification program** for deteriorating structures, including commercial buildings with upper-level housing and homes adjacent Downtown Beloit.
- ◆ **Action Step 3:** Designate Downtown Beloit as a **“Historic District”** to allow for the rehabilitation and preservation of buildings with historic significance. A potential activity is the Kansas Department of Commerce’s **“Downtown Redevelopment Act”**, which encourages entrepreneurs to locate their businesses and invest in central business districts, by offering property tax relief in areas designated by local governments.
- ◆ **Action Step 4:** Promote both the development and redevelopment of highway-oriented commercial businesses along the Highway 9/24 and 14 Corridors.



- ◆ **Action Step 5:** Utilize all available **public programs of financing** in funding development and redevelopment programs. These programs include, but are not limited to Community Service (Development) Block Grants, SAFETEA-LU (Transportation Enhancement Act), Industrial Revenue Bonds (IRBs), HOME Rental Development and Community Housing Development Organizations, Historic Preservation Tax Credits and locally based Tax Increment Financing.
- ◆ **Action Step 6:** Provide **public improvements** to older residential neighborhoods, as well as Downtown Beloit, in need of street and sidewalk resurfacing, landscaping and street trees. A public gathering and festival square, additional public parking are needed to support the development of additional specialty retail.
- ◆ **Action Step 7:** Utilize the ability of the City of Beloit to designate the **Downtown as a “Blighted Area.”** Needed improvements include, but are not limited to, structurally securing Downtown buildings, façade improvements, public parking improvements, and Gateway Entry improvements along the Highway 14 Corridor within and east of the Downtown.

- ◆ **Action Step 8:** Enhance the potential of **Community agency connections**, including MCCD, Beloit Chamber of Commerce, North Central Kansas Small Business Development Center (NCK SBDC), North Central Kansas Regional Planning Commission, Four Rivers Development, Inc., State and City Government, and other existing organizations or special committees for technical and financial assistance for securing new community and economic development activities. Utilize Local, State and Federal funding sources to strengthen existing and assist in the creation of new business/industry.
- ◆ **Action Step 9:** Promote **Community sustainability and quality of life** in Beloit as being a great place to live, work, raise a family and retire. The high quality of parks and recreation areas and public facilities make this Community attractive to existing and future residents. Continuing a “**sense of community**” image in Beloit, through the local public education system and close-knit neighborhoods is important to the long-term viability of the Community.

**Goal 4: Community Redevelopment Planning and Implementation.** Focus on improving structures, utility mains and public facilities throughout Beloit. Utilize various funding local, State and Federal funding sources to achieve various redevelopment goals in Beloit.

- ◆ **Action Step 1:** Beloit should consider the creation of a **Redevelopment Advisory Board (RAD)**, to provide recommendations to the City Council regarding development/ redevelopment opportunities and with the implementation of improvements within the City’s current and future “**Blight Areas.**” This Board should be comprised of representatives of area finance, banking, construction, development, real estate and lawyers to lend their expertise to City development opportunities.
- ◆ **Action Step 2:** Utilize **Tax Increment Financing** in designated “Blighted Areas” as a method of funding structural rehabilitation activities for commercial buildings. These activities could include façade renovation, utility and street improvements and mixed use developments.
- ◆ **Action Step 3:** Utilize **Tax Increment Financing** for Community development activities involving the improvement of public utilities, facilities, public utilities, streets, sidewalks and trail.

## ***PUBLIC FACILITIES/UTILITIES, ENERGY & TRANSPORTATION***

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**Goal 1: Public Facilities & Utilities.** Maintain and improve the existing public facilities and utilities in Beloit. Develop and expand, as needed, new and existing facilities and services to reflect the Community's needs and demands during the 10- and 25-year planning periods. Provide modern water and sewage treatment mains, public utility facilities, flood control and similar environmental control processes.

- ◆ **Action Step 1: Upgrade and expand public services** to keep pace with population changes and associated commercial, industrial and residential developments. Provide public services in an efficient and economic manner in order to protect and enhance the safety and welfare of Beloit residents. Provide modern sewage treatment facilities, refuse collection and disposal, street cleaning, flood control and similar environmental control processes.
- ◆ **Action Step 2: Provide adequate law enforcement, fire and ambulance protection/ services,** with increased emphasis on community relations, as well as adequate civil defense and emergency services. Ensure that facilities necessary to support such services are available throughout the Community. Promote the coordination of these services among the various governmental and quasi-governmental entities.
- ◆ **Action Step 3: Continue to provide a high level of patient care through local medical clinics, dental offices and Hospital. The Mitchell County Hospital is one of the top critical access hospitals in the State of Kansas.**
- ◆ **Action Step 4: Future public utility projects may be necessary for future growth of the Community.** The Beloit Water Treatment and Sewer Treatment Plants are considered to be in “good” condition, but may need to expand capacity to accommodate new growth and development in the Community.
- ◆ **Action Step 5: Maintain an adequate supply of potable water and an expanded distribution system** suitable for both present and future consumption and fire protection in Beloit. Continue to maintain the water distribution system to supply a sufficient quantity and quality of water for residents.





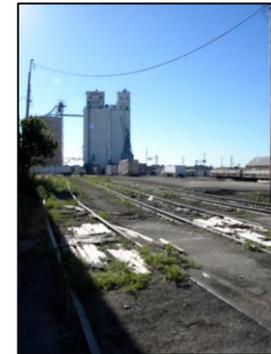
- ◆ **Action Step 6:** Continue efforts to upgrade and expand segments of the Beloit municipal storm water and sanitary sewer collection system within the planning period. Potential storm water issues, including urban flooding along Bell Street.

**Goal 2: Energy.** Access available programs and funding sources to reduce energy consumptions and promote the use of alternative energy systems in Beloit.

- ◆ **Action Step 1:** Promote the use of **alternate energy systems** in Beloit. A variety of wind, solar, geothermal, biomass and methane energy sources are available in association with “green building” methods to significantly reduce energy costs for heating and cooling.
- ◆ **Action Step 2:** Assist public and private property owners in Beloit to access available funding sources and energy efficiency programs through local utilities.

- ◆ **Action Step 3:** Strive to establish a pilot project in Beloit that utilizes alternative energy systems to provide electric energy to multiple stores within a strip-mail setting or within Downtown Beloit at a reduced rate or “no cost.” This would reduce overhead costs and achieve profitability.

**Goal 3: Transportation.** Provide an **efficient transportation system** throughout Beloit for the safe and efficient movement of people, goods and services.



- ◆ **Action Step 1:** Establish maintenance and improvement plans for all local streets. This includes paving, curbs, gutters, street lighting and curb cuts.

**Gravel-surfaced roads within the Corporate Limits of Beloit should be scheduled for hard surfacing during the 10- and 25-year planning periods. Several issues with gravel-surfaced roads, including excessive dust and required maintenance and upkeep limit potential development.**

- ◆ **Action Step 2:** Maintain design standards and policies for various classes of streets, roads and highways to enhance the function and safety of the street system in Beloit.
- ◆ **Action Step 3:** Coordinate the **Beloit Land Use Plan** with **street plans** to prepare the City for future growth and development. Emphasis should be given to seeking cost effective methods to reduce/calm traffic along the Highway 14 Corridor. Extensions of existing roads and the development of new streets should be coordinated with new development opportunities in Beloit.



- ◆ **Action Step 4:** Seek funding sources to implement “**Quiet Zones**” along the Kyle Railroad Corridor through the Community. Once implemented, this effort would greatly improve the quality of life of residents of neighborhoods located along the Railroad Corridor, as well as throughout Downtown Beloit.

*A majority of Citizen Survey respondents stated that the reduction of Railroad/City conflicts was “Greatly Needed” in Beloit.*

- ◆ **Action Step 5:** Enforce a requirement that all new residential, commercial and/or industrial developments in Beloit should have appropriate and adequate streets, curbs, gutters and sidewalks.
- ◆ **Action Step 6:** Plan and Implement a “**Safe Routes to School**” initiative in Beloit. Create a collaborative partnership including, but not limited to, educators, parents, students, community leaders, health officials and administrators to encourage school-age children to walk or bike to school through the construction of bike lanes and pedestrian walkways. *School traffic circulation improvements and additional sidewalks were identified as “greatly needed” in Beloit, as per the opinion of Survey participants.*
- ◆ **Action Step 7:** Address transportation issues identified in the Beloit Citizen Survey. *Respondents of the Beloit Citizen Survey identified “Traffic Safety Improvements” and “Improved Truck Routes” as a need in Beloit.*
- ◆ **Action Step 8: Monitor the availability of parking in Downtown Beloit.** Residents suggested there is no current need for additional parking, but an increase in new businesses would increase the need for more parking spaces.
- ◆ **Action Step 9: Maintain and improve, where necessary, the conditions at the Moritz Memorial Airport.** Currently, improvements to the existing runway, including an extension of pavement, are being implemented.

**SECTION 3**  
**POPULATION, INCOME &**  
**ECONOMIC PROFILE.**



# SECTION 3

## *Population, Income & Economic Profile.*

### INTRODUCTION

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Population, income and economic trends in the City of Beloit and the respective Extra-Territorial Planning Jurisdiction serve as valuable indicators of future development needs and patterns for the Community by providing a basis for the realistic projection of the future population. The population trends and projections for the years 2000 through 2039 were studied and forecasted for Beloit, utilizing a process of both trend analysis and popular consent.

Beloit is expected to remain stable and possibly increase in population during the next 10 years, due to additional employment opportunities and potential housing development activities. To maintain a stable population base, the City will need to develop existing land within the Corporate Limits, while developing suitable land adjacent the City for future annexation. This population goal would also require the creation of additional housing stock and associated public features and utilities for the City.

A **Community Housing Study** was completed for the City of Beloit, Kansas in August, 2014, that highlighted population, income, economic and housing trends and projections, as well as determined a 10-year housing target demand for Beloit. The Study also identified important housing development projects of various styles and serving several different income levels in the Community.

The Housing Study identifies a target demand for up to **150 new housing units**, by 2024, and up to **262 housing units** by 2039. The Study provides a “**10-Year Housing Action Plan**” for completing housing projects deemed most needed by the local citizens of Beloit.

**The most critical housing issues in Beloit are to promote the development of housing for the local workforce population affordable to all salary income levels.** Other priority housing needs in Beloit include providing residential opportunities for the elderly, first-time homebuyers and middle-income persons and families, including new housing units of various types and styles, having three+-bedrooms. Future population and household growth in Beloit will be driven by new and expanded economic development and public service activities, not only in Beloit but in Mitchell County and north central Kansas.

## **POPULATION PROFILE**

The analysis and projection of population are at the center of all planning decisions. This process assists in the understanding of important changes which have and will occur throughout the planning period.

Estimating population size is critical to the Beloit planning process. Further, projecting the community population is extremely complex. Since projections are based upon various assumptions about the future, projections must be carefully analyzed and continually re-evaluated, due to the changing economic and social structure of a community.

### *Population.*

**Table 3.1** identifies current **population trends and projections** in Beloit, from 2000 to 2039. The current (December, 2014) estimated population of Beloit is 3,844, an increase of nine persons, or 0.02 percent since 2010. Based on the “medium” population projection, the population for Beloit is projected to increase an estimated 6.0 percent, or by 235 persons by 2024, to an estimated population of 4,079. By 2039, the medium population of Beloit is projected to increase an estimated 14.5 percent, or by 559, to 4,403. The Community has the potential to experience “high” population increases during the 10- and 25-year planning periods.

	<u>YEAR</u>	<u>POPULATION</u>	<u>TOTAL CHANGE</u>	<u>PERCENT CHANGE</u>	<u>ANNUAL CHANGE</u>	<u>PERCENT CHANGE</u>
	2000	4,019	--	--	--	--
	2010	3,835	-184	-4.6%	-18.4	-0.5%
	<b>2014</b>	<b>3,844</b>	<b>+9</b>	<b>+0.02%</b>	<b>+3.0</b>	<b>+0.0%</b>
<b>Low</b>	<b>2024</b>	<b>3,938</b>	<b>+94</b>	<b>+2.4%</b>	<b>+9.4</b>	<b>+0.24%</b>
<b>Medium</b>	<b>2024</b>	<b>4,079</b>	<b>+235</b>	<b>+6.1%</b>	<b>+23.5</b>	<b>+0.61%</b>
<b>High</b>	<b>2024</b>	<b>4,236</b>	<b>+392</b>	<b>+10.2%</b>	<b>+39.2</b>	<b>+1.2%</b>
<b>Low</b>	<b>2039</b>	<b>4,035</b>	<b>+191</b>	<b>+5.0%</b>	<b>+7.6</b>	<b>+0.2%</b>
<b>Medium</b>	<b>2039</b>	<b>4,403</b>	<b>+559</b>	<b>+14.5%</b>	<b>+22.4</b>	<b>+0.6%</b>
<b>High</b>	<b>2039</b>	<b>4,518</b>	<b>+674</b>	<b>+17.5%</b>	<b>+26.9</b>	<b>+0.7%</b>

Source: 2000, 2010 U.S. Census;  
Hanna:Keelan Associates, P.C., 2014.

**Age Distribution.**

**Table 3.2** highlights **population age distribution** in Beloit, from 2000 to 2039. The “55-64” age group experienced the largest increase in population from 2000 to 2010, 338 to 497. This age group is also projected to experience the largest increase in population by 2039, an estimated 289 persons, to 824, and remain the largest population group in Beloit.

The “20-34” and “65+” population groups are also projected to experience a population increase by 2039. This highlights two important population trends in Beloit: young families or college students locating to the Community, and elderly and frail elderly populations wanting to remain residents of Beloit. Suitable public facilities, health care and housing will need to be developed for these population groups in an effort to prevent current and projected populations from relocating to a Community with enhanced services.

The current median age in Beloit is an estimated 43.4 years; an increase of 0.6 years from the 2010 median age of 42.8. This trend is projected to continue during the next 10 and 25 years, increasing to an estimated average age of 46.3 years by 2024 and 48.8 years by 2039.

**TABLE 3.2  
POPULATION AGE DISTRIBUTION  
TRENDS & PROJECTIONS  
BELOIT, KANSAS  
2000-2024**

<u>Age Group</u>	<u>2000</u>	<u>2010</u>	<u>2000-2010 Change</u>	<u>2014</u>	<u>2024</u>	<u>2039</u>	<u>2014-2024 Change</u>
<b>19 and Under</b>	1,219	994	-225	965	951	922	-43
<b>20-34</b>	565	627	+62	654	724	905	+251
<b>35-54</b>	1,039	913	-126	901	889	838	-63
<b>55-64</b>	338	497	+159	535	673	824	+289
<b>65-74</b>	327	314	-13	311	325	342	+31
<b>75-84</b>	307	306	-1	307	326	356	+49
<b>85+</b>	224	184	-40	171	191	216	+45
<b>Totals</b>	<b>4,019</b>	<b>3,835</b>	<b>-184</b>	<b>3,844</b>	<b>4,079</b>	<b>4,403</b>	<b>+559</b>
<b>Median Age</b>	39.6	42.8	+3.2	43.4	46.3	48.8	+5.4

Source: 2000, 2010 U.S. Census;  
Hanna:Keelan Associates, P.C., 2014.

**The Community needs to take a proactive approach in creating a variety of housing opportunities for persons and families interested in moving to Beloit, including single family homes, duplex/triplex housing programs and apartment complexes.**

**Beloit will need to establish a “plan of action” for improving, modernizing and enhancing shopping and employment opportunities.**

## ***INCOME PROFILE***

### **Household income trends and projections** are identified in **Table 3.3**.

Household incomes in Beloit have increased in recent years and are projected to continue this trend through 2039. From 2000 to 2012, median income in Beloit increased from \$33,227 to \$46,469; an increase of 39.8 percent. This trend is projected to continue, with the median income increasing from the current \$48,608 to \$58,669 by 2024 and \$73,669 by 2039. The number of households in Beloit having an annual income at or above \$35,000 is expected to continue to increase during the next 10 and 25 years.

**TABLE 3.3  
HOUSEHOLD INCOME\*  
TRENDS & PROJECTIONS  
BELOIT, KANSAS  
2000-2024**

<b>Income Group</b>	<b>2000*</b>	<b>2012 Est.*</b>	<b>2014</b>	<b>2024</b>	<b>2039</b>	<b>% Change 2014-2039</b>
<b>All Households</b>						
<b>Less than \$10,000</b>	128	112	108	71	40	-63.0%
<b>\$10,000-\$19,999</b>	313	193	176	141	99	-29.7%
<b>\$20,000-\$34,999</b>	410	352	330	325	334	+2.8%
<b>\$35,000-\$49,999</b>	337	187	257	309	381	+23.3%
<b>\$50,000 or More</b>	453	710	795	930	1,040	+11.8%
<b>Totals</b>	<b>1,641</b>	<b>1,554</b>	<b>1,666</b>	<b>1,776</b>	<b>1,894</b>	<b>+6.6%</b>
<b>Median Income</b>	<b>\$33,227</b>	<b>\$46,469</b>	<b>\$48,608</b>	<b>\$58,699</b>	<b>\$73,669</b>	<b>+51.5%</b>

\* Specified Data Used.

Source: 2000, 2000 Census; 2008-2012 American Community Survey Estimate; Hanna:Keelan Associates, P.C., 2014.

As household incomes in Beloit continue to increase, so will per capita income. This trend in Beloit reflects that of Mitchell County. The County’s current per capita income is an estimated \$46,617. **Per capita income in Mitchell County is projected to increase by an estimated 25.1 percent to \$58,330 by 2024 and by an estimated 28.2 percent to 74,766 by 2039.**

Increases in household and per capita income highlight a trend of increased employment salaries and jobs with higher hourly wages. The increase in households with incomes at or above \$50,000 could also suggest that upper-income families are seeking to locate to Beloit, with many choosing to build their own home on an existing vacant lot. While the increase in upper-income families is beneficial to the Community, it is important to consider the development of jobs, services and needed housing types for all income sectors, including low- to moderate income persons and families and elderly populations.

A number of Beloit households in Beloit are considered to be “Cost Burdened” and/or have various “Housing Problems”. Cost burdened households are paying 30 percent or more of their income on housing costs, which may include mortgage payments, rent, utilities, and property taxes. A household is considered to have housing problems if the housing unit is overcrowded (more than 1.01 person per room) and/or if the unit lacks complete plumbing.

**Tables 3.4 and 3.5 identify households cost burdened with housing problems from 2000 to 2024. An estimated 80 owner and 68 renter households in Beloit are currently cost burdened with housing problems. Households experiencing cost burden and/or housing problems are projected to decrease by 2039, to an estimated 47 owner and 40 renter households.**

**Cost Burden Households directly impact the Beloit retail sector. These households have declining disposable incomes and cannot afford to purchase the goods and supplies needed to enhance their quality of life style.**

**TABLE 3.4  
ESTIMATED OWNER HOUSEHOLDS BY INCOME  
COST BURDENED WITH HOUSING PROBLEMS  
BELOIT, KANSAS  
2000-2024**

Income Range	2000 # / #CB-HP	2010 Est. # / #CB-HP	2014 # / #CB-HP	2024 # / #CB-HP	2024 # / #CB-HP
0%-30% AMI	45 / 22	40 / 17	36 / 13	29 / 9	18 / 5
31%-50% AMI	87 / 43	79 / 39	73 / 34	66 / 28	50 / 22
51%-80% AMI	188 / 33	181 / 28	178 / 22	183 / 19	206 / 14
<u>81%+ AMI</u>	<u>792 / 18</u>	<u>773 / 15</u>	<u>790 / 11</u>	<u>857 / 9</u>	<u>928 / 6</u>
<b>Totals</b>	<b>1,112 / 116</b>	<b>1,073 / 83</b>	<b>1,077 / 80</b>	<b>1,135 / 65</b>	<b>1,202 / 47</b>

# = Total Households      #CB-HP = Households with Cost Burden – Housing Problems

Specified Data Used.  
Source: 2000, 2010 CHAS Tables;  
Hanna:Keelan Associates, P.C., 2014.

**TABLE 3.5  
ESTIMATED RENTER HOUSEHOLDS BY INCOME  
COST BURDENED WITH HOUSING PROBLEMS  
BELOIT, KANSAS  
2000-2024**

Income Range	2000 # / #CB-HP	2010 Est. # / #CB-HP	2014 # / #CB-HP	2024 # / #CB-HP	2039 # / #CB-HP
0%-30% AMI	73 / 49	66 / 40	61 / 38	50 / 32	29 / 23
31%-50% AMI	72 / 33	68 / 29	63 / 28	54 / 25	48 / 17
51%-80% AMI	142 / 4	171 / 2	166 / 2	173 / 0	196 / 0
<u>81%+ AMI</u>	<u>179 / 0</u>	<u>269 / 0</u>	<u>299 / 0</u>	<u>364 / 0</u>	<u>419 / 0</u>
<b>Totals</b>	<b>466 / 86</b>	<b>574 / 71</b>	<b>589 / 68</b>	<b>641 / 57</b>	<b>692 / 40</b>

# = Total Households      #CB-HP = Households with Cost Burden – Housing Problems

Specified Data Used.  
Source: 2000, 2010 CHAS Tables;  
Hanna:Keelan Associates, P.C., 2014.

***ECONOMIC PROFILE***

The unemployment rate in Mitchell County ranged from 3.2 percent to 5.2 percent, between 2002 and 2012. During this period, the number of employed persons increased by 353 in the County. Currently, an estimated 3,612 employed persons exist in Mitchell County with an estimated unemployment rate of 3.1 percent. By 2024, the number of employed persons is projected to increase by 236, or 6.5 percent, to 3,848 and increase an additional 199, or 5.2 percent to 4,047 by 2039.

**TABLE 3.6  
EMPLOYMENT DATA TRENDS AND PROJECTIONS  
MITCHELL COUNTY, KANSAS  
2002-2039**

<u>Year</u>	<u>Number of Employed Persons</u>	<u>Change</u>	<u>Percent Unemployment</u>
2002	3,224	--	3.7%
2003	3,307	+83	4.0%
2004	3,367	+60	3.9%
2005	3,306	-61	3.8%
2006	3,303	-3	3.5%
2007	3,198	-105	3.4%
2008	3,415	+217	3.2%
2009	3,599	+184	4.8%
2010	3,444	-155	5.2%
2011	3,513	+69	3.8%
2012	3,577	+64	3.1%
<b>2014</b>	<b>3,612</b>	<b>+35</b>	<b>3.1%</b>
<b>2024</b>	<b>3,848</b>	<b>+236</b>	<b>3.0%</b>
<b>2039</b>	<b>4,047</b>	<b>+199</b>	<b>2.7%</b>
<b>2002-2039</b>	<b>3,224-4,047</b>	<b>+823</b>	<b>3.7%-2.7%</b>

Source: Kansas Department of Labor, Labor Market Information, 2014.  
Hanna:Keelan Associates, P.C., 2014.

**Beloit is the commercial and employment center of Mitchell County, as well as the largest City. The major employers in the City of Beloit include AGCO Corporation, Mitchell County Hospital Health Systems, Beloit Public Schools, North Central Kansas Technical College and Farmway Cooperative. Representatives from these and other employers in Beloit stressed a need for housing for the local workforce populations, particularly young professionals and families, as several employees are traveling from outside the Community and, in some cases, outside of the County.**

**The City will need to research the development of unique housing types in an effort to resolve an “immediate housing need” in Beloit. This could include the creation of “Housing Partnerships” with local major employers, developers, contractors and housing providers/funders. Recommended activities of the Partnership could include site selection, funding, construction, property management and maintenance.**

Overall, the economic outlook for Beloit is “excellent” for the planning periods 2024 and 2039. Economic opportunities exist, primarily due to potential population increases in Beloit, and large employers interested in expanding their employment opportunities. Additional commercial and industrial business, as well as the expansion of existing businesses in the Beloit area and the provision of vacant land for these economic growth activities should be pursued if the Community desires more commerce. Existing locally-based businesses, including agricultural-related industries, will ensure Beloit has a stable economic base and a bright future for increased economic development.

**SECTION 4**  
**LAND USE, GROWTH &**  
**REDEVELOPMENT.**



# SECTION 4

## *Land Use, Growth & Redevelopment...*



### INTRODUCTION

The **Land Use, Growth and Redevelopment** section of this **Comprehensive Plan** identifies both the land use development patterns that have occurred in Beloit since the adoption of the last Comprehensive Plan in 1994 and the current and future development opportunities and utilization of land throughout the City and the Community's Extra-Territorial Planning Jurisdiction. A discussion of the **environmental and physical characteristics** of Beloit precedes a description and analysis of **existing and future land use** conditions in the City.

### PROPER LAND USE PRACTICES

Proper land use practices protects the natural resources of a community and complements the built environment. The natural environment of Beloit provides both opportunities and constraints for existing and future developments. As humans strive to create a sustainable living environment, they must work and live in harmony with their natural surroundings. This can occur by designing with nature, conserving unique features, protecting watersheds and using sensitive development practices.

In Beloit, the major development constraints are associated with the soil conditions and associated floodplains of Solomon River and the steep slopes of the upper elevations of the River valley.

### IDENTIFICATION OF FUTURE GROWTH AREAS

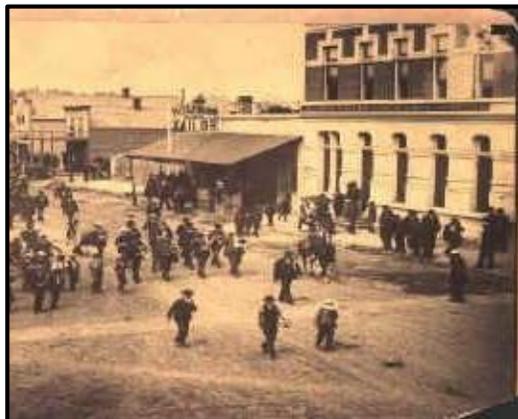
The proposed **land use plan** concentrates on the use of land in Beloit and the Community's respective Extra-Territorial Planning Jurisdiction during the 10- and 25-year planning periods. Special attention is given to the identification of future residential, public/quasi-public, parks and recreational, commercial and industrial growth areas. The identification of land uses within undeveloped areas of the Corporate Limits and beyond into the Extra-Territorial Planning Jurisdiction is imperative to support growth and development opportunities over the next 10+ years.

### LOCATION

The City of Beloit is located in the northeast portion of Mitchell County, at the junction of Highways 9, 14 and 24. The Kyle Railroad Corridor is located along the south side of Downtown Beloit, traveling from east to west, with the majority of the City's industrial land uses located south of the Railroad Corridor.



*Downtown Beloit, above circa 1890, below left circa 1905 at the corner of Main and Mill Streets.  
Photo lower right of a street paving project.*



Beloit is located in north central Kansas, 35 miles south of the Nebraska/Kansas State Line. Highway 81 is 24 miles east of Beloit, while Interstate 70 is approximately 45 miles south of the City. These transportation networks provide reliable access to area Communities, as well as to major metropolitan cities including Wichita, Denver and Kansas City. This geographic setting directly links Beloit with trading centers in these Midwest Communities and points beyond.

## ***HISTORICAL DEVELOPMENT***

Initial settlement along the Solomon River started in the late 1860s. Beloit, originally named Willow Springs, was changed in 1870 by Timothy Hersey who chose the new name after his hometown, Beloit, Wisconsin. The Town was officially incorporated as a Third Class City in 1872 and grew rapidly, becoming a Second Class City by 1879. The arrival of railroad lines from Atchison and Solomon, Kansas, between 1878 and 1879, secured the future of Beloit as a regional source of goods and commerce in Mitchell County, as well as southern Jewell and western Cloud Counties.

The Missouri Pacific and Union Pacific Railroads converged at Beloit in 1878 stimulating business and population growth prior to their arrival. In a span of less than 10 years, Beloit grew to 1,835 people, as per the 1880 Census. Rapid growth continued for the next four decades, as the 1920 Census estimated 3,315 persons in Beloit. The City reached its peak population in 1980 with 4,773 persons.

**TABLE 4.1  
EARLY POPULATION TRENDS  
BELOIT, NEBRASKA  
1870-1920**

	<b>PERSONS</b>	<b>+/- &amp; PERCENT CHANGE</b>
<b>1870</b>	173	-- / --
<b>1880</b>	1,835	+1,162 / +960%
<b>1890</b>	2,367	+532 / +29%
<b>1900</b>	2,371	+4 / +0.2%
<b>1910</b>	3,082	+711 / +30.0%
<b>1920</b>	3,315	+233 / +7.6%

Source: U.S. Census;  
Hanna:Keelan Associates, P.C., 2014.

**Historic Population trends**, highlighted in **Table 4.1**, indicate that the City grew by nearly 2,400 in the first 30 years. This trend would slow to a steady sustainable growth through 1920, when the Community reached a population of 3,315 persons.

Results of the citizen participation process for the Comprehensive Plan suggests that the lack of houses to purchase or rent in Beloit as the cause of recent decreases in population since the 1980 Census.

## ***THE NATURAL ENVIRONMENT***

### **SOIL ASSOCIATIONS**

The Soils in and around Beloit are classified into four groups, or Associations, each with a broad range of characteristics. **Illustration 4.1** graphically displays the **General Soil Associations** for the City of Beloit and the Community’s Extra-Territorial Planning Jurisdiction. The U.S. Department of Agriculture, Natural Resources Conservation Service conducted the Soil Survey and developed the boundaries of the oil types found on **Illustration 4.1**.

The Soil Associations include the “Roxbury-Hord-New Cambria”, “Harney-Crete” and “Harney-Nibson-Roxbury” Associations. The majority of the lands throughout the Beloit Extra-Territorial Planning Jurisdiction are associated with the Solomon River. The City is situated along the northern bank and upper terraces of the Solomon River.

This setting afforded the Community access to drinking water and suitable land for development.

### **❖ ROXBURY-HORD-NEW CAMBRIA ASSOCIATION.**

This Association is concentrated within the stream terraces and flood plains along the Solomon River and other streams in the County. This Association is used mainly for cultivated crops, with some areas of range or pasture. Some areas have poor quality ground water, most are irrigated with water from the Solomon River.

Soils of this Association are described as, **“Deep, nearly level, well drained and moderately well drained loamy and clayey soils on terraces and floodplains.”** Flooding is the primary hazard. Lowest elevations of this Association are included in 100- or 500-year floodplains. The Association has good potential for cultivated crops, pasture, range and open lands for wildlife habitat. It has poor potential for building site development and sanitary facilities.

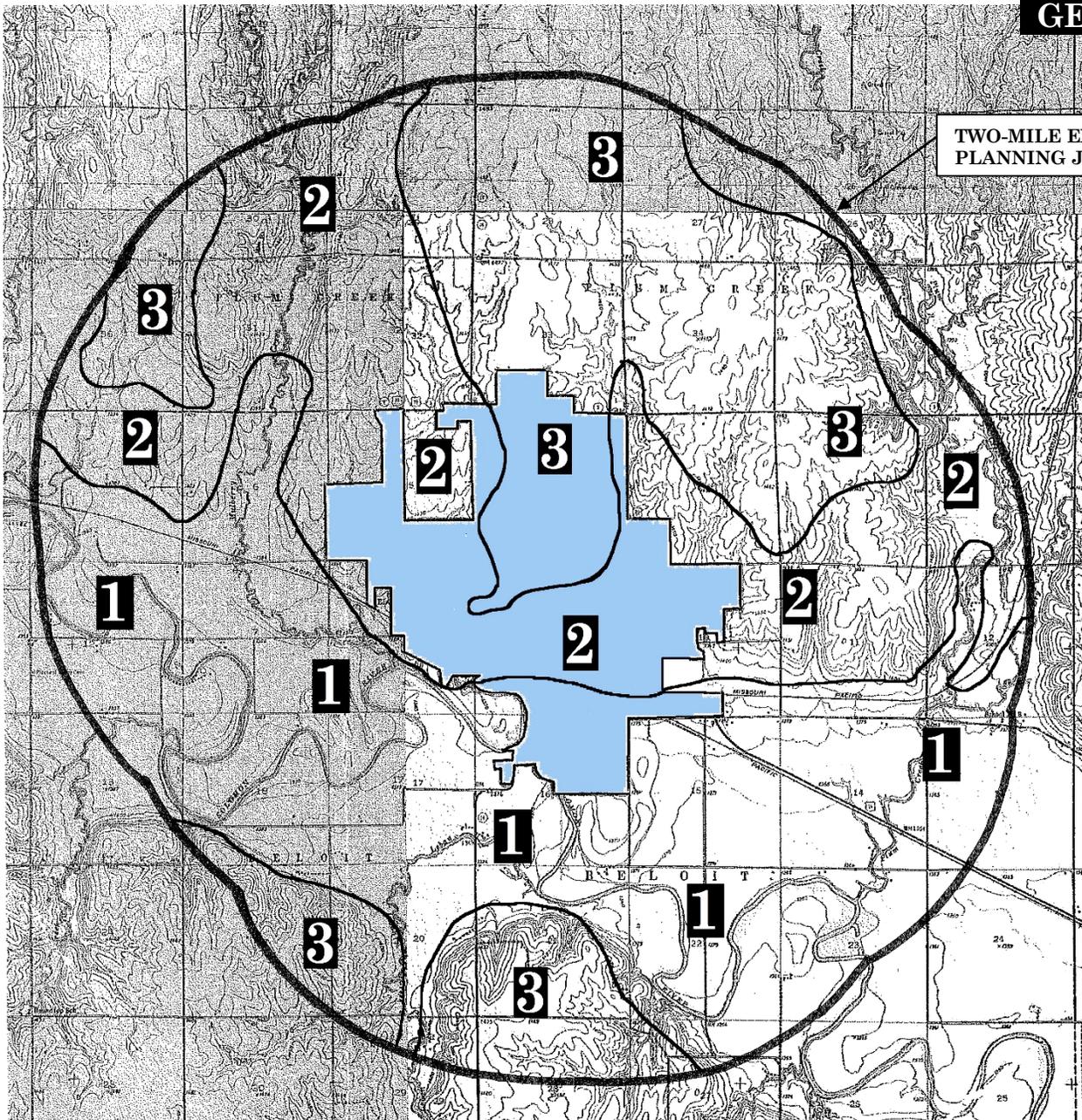
# GENERAL SOIL ASSOCIATIONS MAP

## BELOIT, KANSAS

2014



TWO-MILE EXTRA-TERRITORIAL  
PLANNING JURISDICTION.



### LEGEND

- 1 - ROXBURY-HORD-NEW CAMBRIA ASSOCIATION
- 2 - HARNEY-NIBSON-ROXBURY ASSOCIATION
- 3 - HARNEY-CRETE ASSOCIATION

**HANNA:KEELAN ASSOCIATES, P.C.**  
**COMMUNITY PLANNING & RESEARCH**

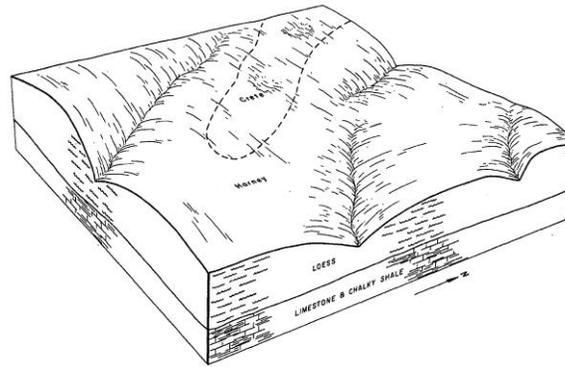
\* Lincoln, Nebraska \* 402.464.5383 \*

**ILLUSTRATION 4.1**

**September, 2015**  
**(Revised)**



❖ **HARNEY-CRETE ASSOCIATION.**



*Harney-Crete Association*

The **Harney-Crete Association** includes lands on broad ridge tops and long, smooth side-slopes. Soils throughout the region are described as, ***“Deep, nearly level to moderately sloping, well drained and moderately well drained loamy soils on uplands.”*** This soil type is generally located on the broad ridge tops and long, smooth, side slopes in the north-central and northwest portions of the Beloit Extra-Territorial Planning Jurisdiction.

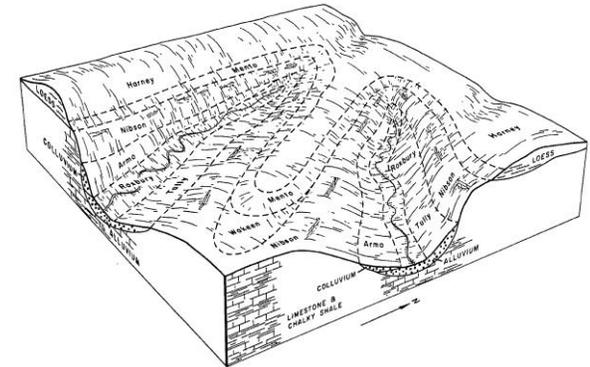
Soils in this Association are used for cultivated crops, with limited areas of range or pasture lands. This Associate has good potential for cultivated crops, pasture and range lands. It has fair potential for open land wildlife habitat and poor potential for building site development and sanitary facilities.

❖ **HARNEY-NIBSON-ROXBURY ASSOCIATION.**

This Soil Association includes narrow ridge tops and side slopes that are dissected by drainage ways and creeks throughout the southern and northern portions of the Planning Jurisdiction. Three-fourths of the incorporate area of City of Beloit contain this Association.

Soils in the Association are described as, ***“Deep and shallow, nearly level to steep, well drained and somewhat excessively drained loamy soils on uplands and flood plains.”***

Soils in this Association have good potential for range or pasture. The Association has fair potential for cultivated crops and open land wildlife habitat, but poor potential for building site development and sanitary facilities.



*Harney-Nibson-Roxbury Association*

## WATERSHEDS

The topography and terrain of Beloit and the Extra-Territorial Planning Jurisdiction are varied. The natural landscape has been formed by wind and water erosion and deposits, creating areas of upland terraces bisected by steeply sloping drainage ways. The natural topography of Beloit is nearly level to gently sloping. Natural storm water drainage generally flows from northern Beloit south towards the Solomon River.

Groundwater and groundwater-fed surface streams account for a large percentage of the water resources in the Beloit Extra-Territorial Planning Jurisdiction. Rural dwellings, with individual water wells throughout the Planning Jurisdiction of Beloit, rely on ground water, while the City obtains 100 percent of its water from the Solomon River. Three drainage ways run through the City. The first drains west Beloit, a second is in east Beloit near Elm Street and the third runs west of the Beloit Country Club/Golf Course.

A description of the municipal water system is provided in **Section 5** of this **Comprehensive Plan**.

The underground water supply is vital to the region and is the source of water for numerous rural private drinking and irrigation wells. Any endangerment to the supply threatens public health, as well as the local farm economy. This natural resource must be protected. Securing the quality of drinking water from private wells in the rural areas within the Beloit Extra-Territorial Planning Jurisdiction is very important.



## CLIMATE

The climate of Mitchell County is “continental” and characterized by widely ranging seasonal temperatures and rapidly changing weather patterns. The temperature ranges from an average daily minimum of 14.3°F in January to an average daily maximum of 93.6°F in July. In winter, the average temperature is 29.3 degrees and Mitchell County receives an average annual total snowfall of 23 inches.

The average Summer temperature in Beloit is 77.5 degrees with the highest recorded temperature of 113°F on July 4, 1895. Annual precipitation ranges from 18 to 32 inches during any given year, with an average annual total of 26.82 inches.

# ***LAND USE ANALYSIS***

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## **EXISTING LAND USE PROFILE**

**Existing Land Use** in and around Beloit is identified in **Table 4.2, Page 4.8, and Illustrations 4.2, 4.3 and 4.4, Pages 4.10 through 4.12.** The **Table** analyzes land uses within the Corporate Limits of the City of Beloit and compares them to National Planning Standards.

## **THE BUILT ENVIRONMENT**

The built environment of Beloit is characterized by its districts, roadways and landmarks. The combination of these physical features creates a sense of place for the citizens and patrons of Beloit. The natural terrain enhances the built environment by providing an aesthetic base for urban development. The districts and neighborhoods are defined by their edges or boundaries. Major transportation corridors and the physical barriers of the terrain generally create the edge of each district, giving the neighborhoods distinct boundaries.

**Designating the proper land uses adjacent the Highway 9, 14 and 24 Corridors is essential.**



The general trend is to guide highway commercial uses along Beloit’s Highway Corridors, while industrial development is to be focused in the southeast portions of the Community. Secondary industrial uses are to remain in the southern portion of Downtown, along the Kyle Railroad. The Solomon River represents a formidable barrier to the southern growth capabilities, as its floodway and floodplains prohibit the cost effective extension of water and sewer mains to the south of the Solomon River.

One of the oldest and historic parks is the Chautauqua Park and City Aquatic Center, which are located south of the Downtown on the island surrounded by the Solomon River.

Downtown Beloit is planned to remain the primary focus of commercial services and retail shopping, financial and professional offices and the Seats of County and Municipal government. The majority of the future “automotive orientated” commercial uses are recommended along the right-of-ways of Highways 9, 14 and 24.

Future industrial uses are planned to remain in their current locations with modest growth extending farther into the Extra-Territorial Planning Jurisdiction, along the Kyle Railroad Corridor and in larger concentrations adjacent the Highway 24 Corridor.

**TABLE 4.2  
EXISTING & FUTURE LAND USE CAPACITY MATRIX  
BELOIT, KANSAS**

2014 ESTIMATED POPULATION - 3,844  
2024 PROJECTED (MEDIUM) POPULATION - 4,079  
2039 PROJECTED (MEDIUM) POPULATION - 4,403  
2039 PROJECTED (HIGH) POPULATION - 4,518

	2014 EXISTING		BELOIT PLANNING STANDARD (BPS)	NATIONAL PLANNING STANDARD (NPS)	TOTAL ACRES NEEDED (BPS/NPS)		
	LAND USE (ACRES)	PERCENT			2024**	2039**	2039***
Park/Recreation/Open Space	135	5.4%	3.5	2.0	143 / 82	154 / 88	158 / 90
Public/Quasi-Public	312	12.4%	8.1	2.8	330 / 114	356 / 123	366 / 126
Residential	531	21.1%	13.8	10.0	564 / 408	608 / 440	624 / 450
Single & Two-Family	510	96.0%	13.3	7.5	543 / 306	585 / 330	600 / 336
Multifamily	20	3.8%	0.52	2.0	21 / 82	23 / 88	23 / 90
Mobile Home/Other	1	0.0%	0.02	0.5	1 / 20	1 / 22	1 / 23
Commercial	81	3.2%	2.1	2.4	85 / 98	92 / 106	95 / 108
Industrial	48	1.9%	1.2	2.3	49 / 94	53 / 101	54 / 104
Streets/Alleys & Railroad Corridor	464	18.4%	12.1	9.0	493 / 367	533 / 396	546 / 405
<b>Total Developed</b>	<b>1,571</b>	<b>62.4%</b>	<b>40.8</b>	<b>28.5</b>	<b>1,664 / 1,163</b>	<b>1,796 / 1,254</b>	<b>1,843 / 1,283</b>
<b>Total Vacant^^</b>	<b>944</b>	<b>37.5%</b>	<b>24.6</b>	<b>6.5*</b>	<b>1,003 / 265</b>	<b>1,083 / 286</b>	<b>1,111 / 293</b>
Developable	564	59.8%	14.7	6.5	599 / 265	647 / 286	664 / 293
Not Developable	380	40.2%	9.9	NA	404 / NA	435 / NA	447 / NA
<b>Total Acreage</b>	<b>2,515^</b>	<b>100.0%</b>	<b>65.4</b>	<b>35.0</b>	<b>2,667 / 1,428</b>	<b>2,879 / 1,540</b>	<b>2,954 / 1,576</b>

^Based on Net Area Acreage.

^^Estimated Current Vacant Land has the following Zoning Classification: Residential = 5%, Commercial = 10%, Industrial = 20%, Agricultural = 65%.

NOTE: Beloit and National Planning Standards identify number of acres per 100 persons.

\*Vacant Land Capable of Development.

\*\*Based on Medium Population Projection.

\*\*\*Based on High Population Projection.

Source: Hanna/Keelan Associates, P.C., 2014.

The above **Existing and Future Land Use Capacity Matrix, Table 4.2**, allows for the identification of land uses that Beloit is lacking as of 2014 and the amount of developed lands needed for both 2024 and 2039. A comparison of the Beloit Planning Standard to the National Planning Standard in 2014 indicates that the City has an estimated 2,515 acres of land within the Corporate Limits, which equals an estimated 65.4 acres per 100 people.

The National Planning Standard recommends 35 acres per 100 people for Communities in similar size to Beloit. Vacant land, both developable and not developable, and single and two-family residential land comprise a majority of land uses in Beloit.

## PARKS/RECREATIONAL

The largest park facilities in the City of Beloit include Chautauqua Park and City Aquatic Center, Beloit Country Club and Golf Course and Westside Park. The entire park system comprises a total of 135 acres, or 5.4 percent of the total 2,515 acres in Beloit.



## PUBLIC/QUASI-PUBLIC

A large percentage of public land uses in Beloit include the Mitchell County Fairgrounds, Moritz Memorial Airport, the Elmwood Cemetery and St. John's Catholic Cemetery. Typical public/quasi-public uses include schools, governmental buildings, churches and cemeteries. Beloit maintains an estimated 8.1 acres of land per 100 people, compared to the National Planning Standard of 2.8 acres.

## RESIDENTIAL

Residential land uses in Beloit occupy an estimated 531 acres of land, or 21 percent of the City's total area. **Based upon the Beloit Planning Standard, the City will need an additional 33 acres of land designated for residential development by 2024, with an additional 44, for a total of 77 acres of residential land by 2039.**

## Major Existing Land Use Issues

The **Total Land Area** within the Corporate Limits of Beloit is approximately 2,515 acres, which equals an estimated **65.4 acres per 100 persons**. After applying National Planning Standards, Beloit has over 1,170 acres of excess land.

The Land Use Categories with excess acreage include Parks, Public/Quasi-Public, Single Family Residential uses.

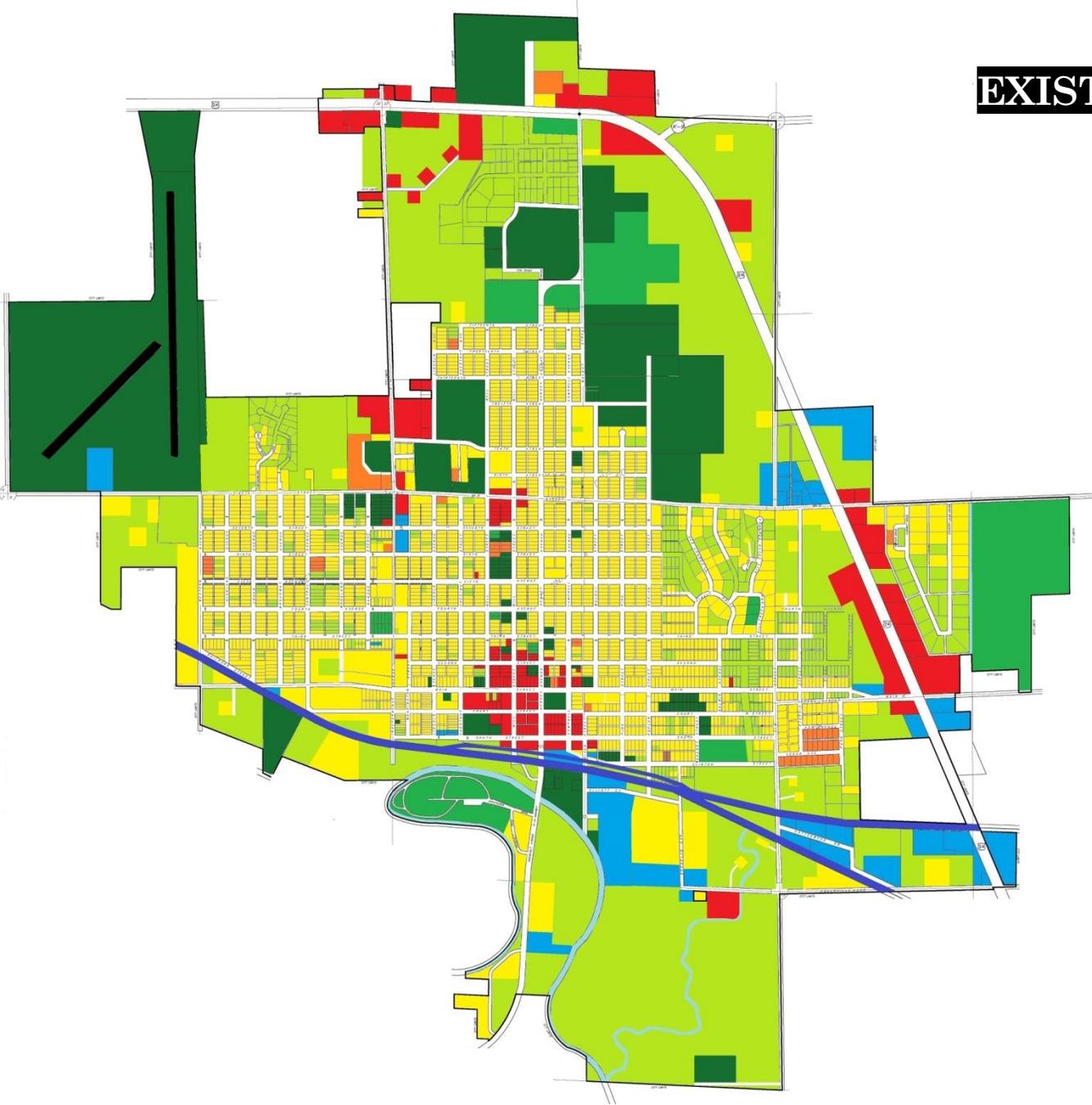
By comparison, Beloit would need an additional 56.8 acres of multifamily land uses to meet the recommended National Planning Standards in 2014.

# EXISTING LAND USE MAP

CORPORATE LIMITS

BELOIT, KANSAS

2014



- LEGEND**
- VACANT
  - PARKS / RECREATION / OPEN SPACE
  - PUBLIC / QUASI-PUBLIC
  - RESIDENTIAL - SINGLE FAMILY
  - RESIDENTIAL - MULTIFAMILY
  - RESIDENTIAL - MOBILE HOME
  - COMMERCIAL
  - INDUSTRIAL
  - TRANSPORTATION CORRIDOR (RAILROAD)
  - BODY OF WATER
  - CITY OF BELOIT CORPORATE LIMITS

**HANNA:KEELAN ASSOCIATES, P.C.**  
**COMMUNITY PLANNING & RESEARCH**

\* Lincoln, Nebraska \* 402.464.5383 \*

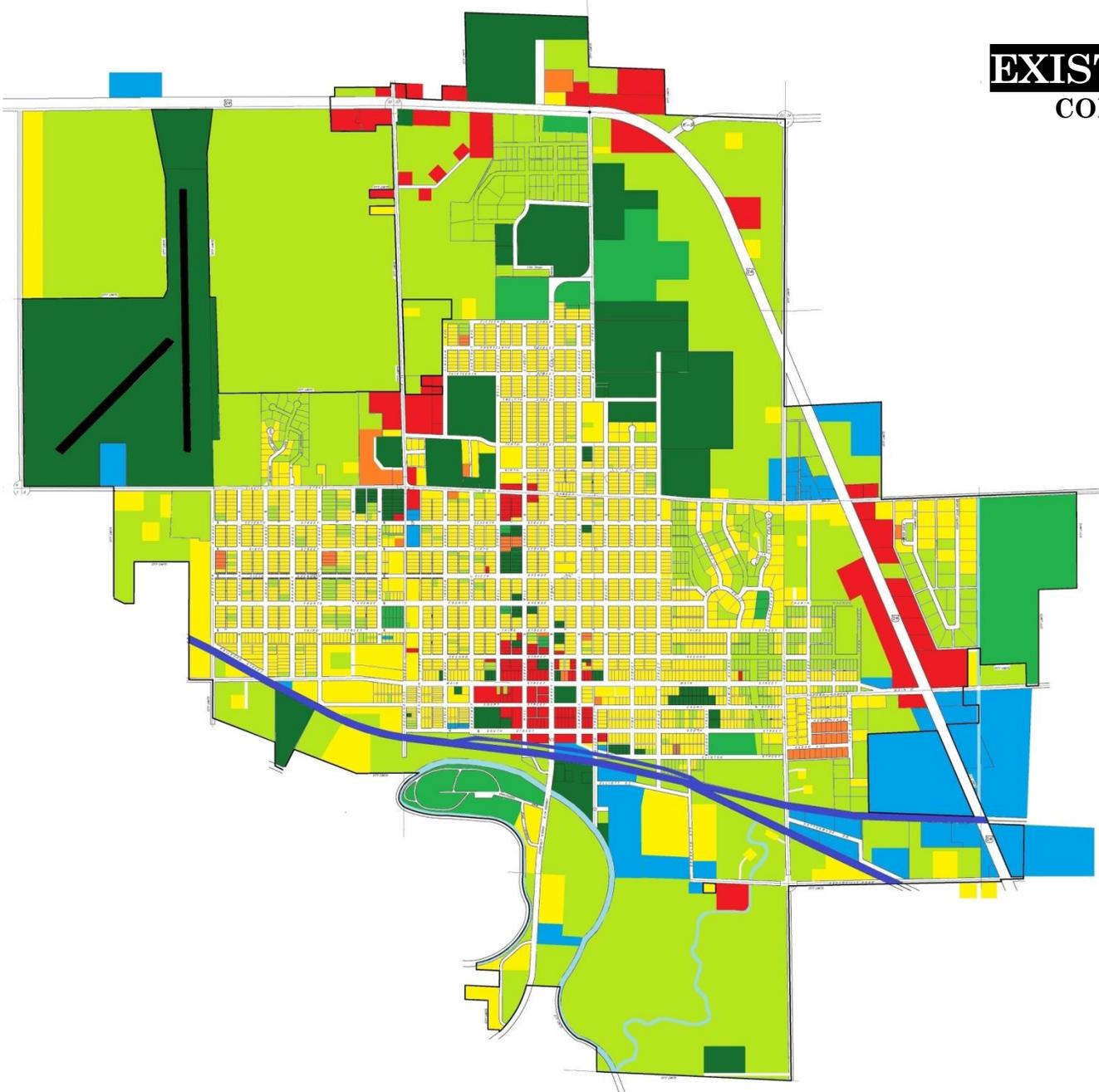
**ILLUSTRATION 4.2**

**December, 2014**

# EXISTING LAND USE MAP

CORPORATE LIMITS & ADJACENT  
BELOIT, KANSAS

2014



- LEGEND**
- VACANT
  - PARKS / RECREATION / OPEN SPACE
  - PUBLIC / QUASI-PUBLIC
  - RESIDENTIAL - SINGLE FAMILY
  - RESIDENTIAL - MULTIFAMILY
  - RESIDENTIAL - MOBILE HOME
  - COMMERCIAL
  - INDUSTRIAL
  - TRANSPORTATION CORRIDOR (RAILROAD)
  - BODY OF WATER
  - CITY OF BELOIT CORPORATE LIMITS

**HANNA:KEELAN ASSOCIATES, P.C.**  
**COMMUNITY PLANNING & RESEARCH**

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**ILLUSTRATION 4.3**

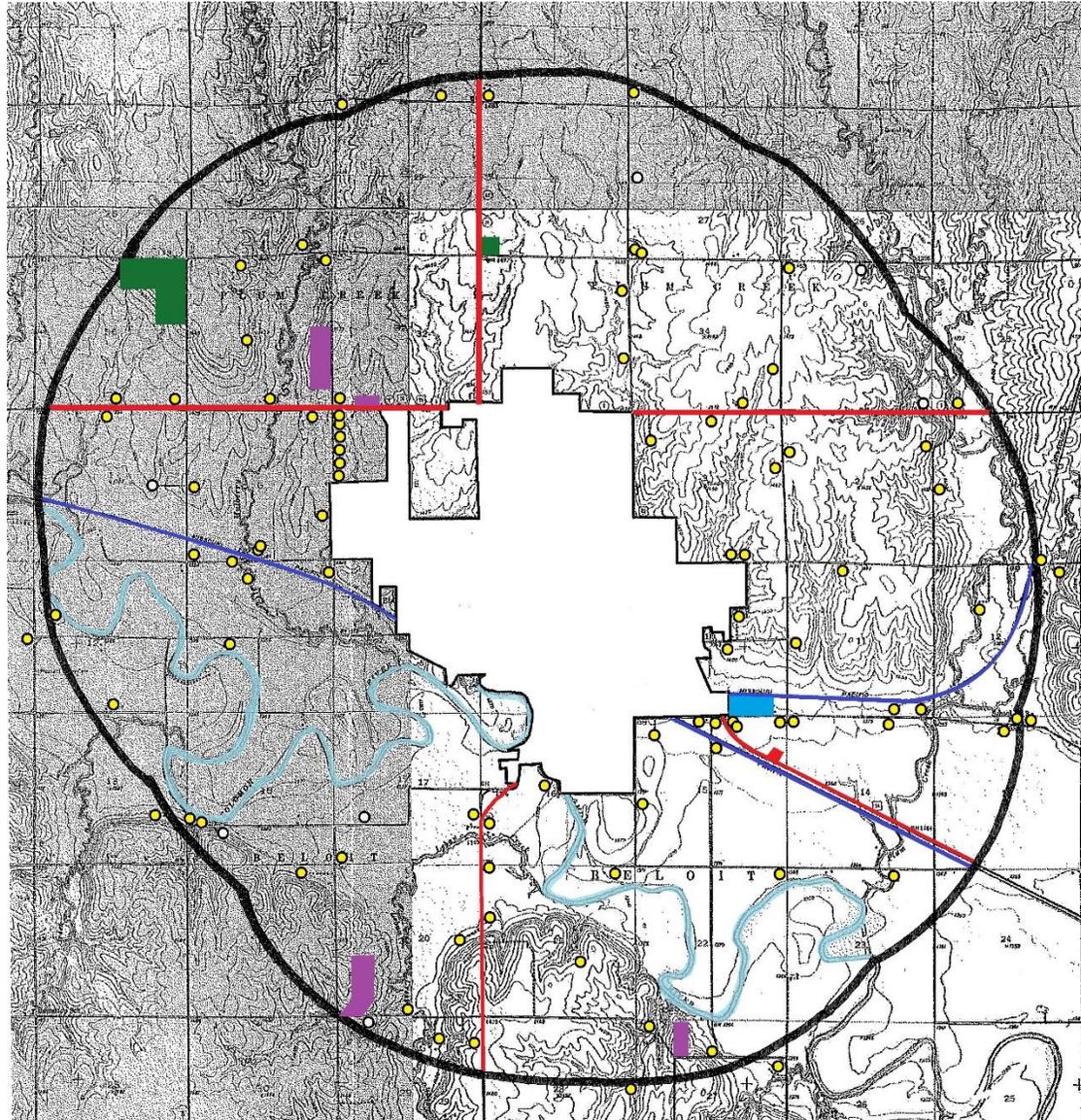
**December, 2014**

# EXISTING LAND USE MAP

## EXTRA-TERRITORIAL PLANNING JURISDICTION

### BELOIT, KANSAS

2014



#### LEGEND

-  VACANT/AGRICULTURAL
-  PUBLIC/QUASI-PUBLIC
-  SINGLE FAMILY RESIDENTIAL
-  OTHER STRUCTURE
-  COMMERCIAL
-  INDUSTRIAL
-  INTENSIVE AGRICULTURE
-  RAILROAD CORRIDOR
-  HIGHWAY CORRIDOR
-  BODY OF WATER
-  CITY OF BELOIT CORPORATE LIMITS & EXTRA-TERRITORIAL PLANNING JURISDICTION (TWO MILES)

**HANNA:KEELAN ASSOCIATES, P.C.**  
**COMMUNITY PLANNING & RESEARCH**

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**ILLUSTRATION 4.4**

**September, 2015**  
**(Revised)**

## COMMERCIAL

An estimated 81 acres of land is utilized for commercial uses in Beloit. This equals 2.1 acres per 100 people, compared to the National Planning Standard of 2.4 acres per 100 people. Although commercial uses will continue to be developed along the Highway 9, 14 and 24 Corridors, Downtown Beloit is desired by residents to be the commercial focal point of the City.

## INDUSTRIAL

The amount of land occupied by industrial uses within the Corporate Limits of Beloit is estimated to be only one-half the total acres recommended by National Planning Standards. Several industrial uses are located adjacent, but outside the southeastern Corporate Limits of the City. If these industrial facilities were annexed into Beloit, the industrial land use category would meet recommended National Planning Standards.

U.S. Census Workforce Employment Data in 2011 indicated 2,579 employees that work in Beloit, compared to 1,915 employees that live in the City. On a daily basis, 841 employees, or 43.9 percent, travel beyond the Corporate Limits for employment, leaving 1,074, or 56.1 percent, who both reside and work within the City.

Several local Industries have delayed building expansions or the hiring of additional employees because of the lack of housing in Beloit.



## Priorities for Growth and Development.

The results of the Existing Land Use Analysis revealed Beloit needs to concentrate its efforts on expanding the amount of land dedicated to residential uses and diversifying commercial land uses

The City is particularly underdeveloped in terms of multifamily housing, but also is in need of additional single family dwellings to expand its population base and meet the needs of the local workforce.

**Downtown Beloit needs to attract additional retail businesses and upper-level residential uses.**

Automotive oriented commercial uses should be focused along the highways.

## **FUTURE LAND USE**

The City of Beloit has proposed a goal of implementing appropriate community and economic development initiatives to achieve a stabilized population base. Between 2000 and 2010, the City experienced a slight decline in population, but estimates project a population increase to 4,079 by 2024. The ability to support this trend will require the creation of jobs, housing and the availability of vacant land to support residential development. The lack of available housing has limited the ability of existing businesses and public facilities from hiring additional staff or expanding existing businesses.

Participants of the **Beloit Citizen Survey** identified the most needed housing types in the Community as being ***Housing for Middle-Income Families***, followed by housing for existing/new employees and single family housing and rental housing in general.

**Illustrations 4.5, 4.6 and 4.7 identify proposed future land use patterns for the City of Beloit, within the Community, adjacent to, but outside the Corporate Limits and in the Extra-Territorial Planning Jurisdiction.**

### **INFILL DEVELOPMENTS**

The strategic development of infill lots and other vacant land areas within the Corporate Limits of Beloit would allow for managed growth and the utilization of the existing infrastructure, including streets, electrical, gas, water and sewer systems.

**Illustrations 4.5 and 4.6**, highlight the future land use development recommendations for areas within and adjacent to the Corporate Limits of Beloit. The **Proposed Future Land Use Map, Illustration 4.7**, identifies the growth areas proposed to the west, northeast, east and southeast of the City, within the Extra-Territorial Planning Jurisdiction.

**Vacant lands designated for new residential development, both within and adjacent the Corporate Limits will require an extension of all utilities to meet population and housing development increases in Beloit.**

Residential growth areas must be supported by expanding the Utility Service Area.

The industrial and commercial future growth areas in Beloit have sufficient water and sewer trunk lines to support development.

## PARKS & RECREATION

**An estimated 135 acres of land in Beloit are designated for parks/recreation and open space.** This acreage exceeds the recommended National Planning Standards by an estimated 75 percent. The City maintains several Parks including the City of Beloit Sports Complex, Chautauqua Park and City Aquatic Center, Beloit Country Club and Golf Course. Efforts to modernize and expand equipment in the existing parks and expand the hiking/biking trails system throughout the City should be the two areas of focus for parks and recreation improvement during the 10- and 25-year planning periods.

The Silver Fox Estates Addition is integrating the existing hiking trails loop within the new residential subdivision. This Comprehensive Plan promotes the expansion of the trails system, linking existing parks and public/private schools throughout the City.

## PUBLIC/QUASI-PUBLIC

Any expansion of future public/quasi-public land uses in Beloit will develop on existing vacant lots adjacent an existing structure, or consist of an addition to an existing building. Most existing facilities are expected to be sufficient to meet the service requirements of Beloit in the future.

The North Central Kansas Technical College is anticipated to be the local public facility with the most opportunities to expand its Campus during next 10- to 25 years. This Technical College is a vital component to the Community by providing locally based degrees in fields such as health care, business, construction and technology development within nine to 18 months of study. These degree programs can translate into employed positions in Beloit and the surrounding region.



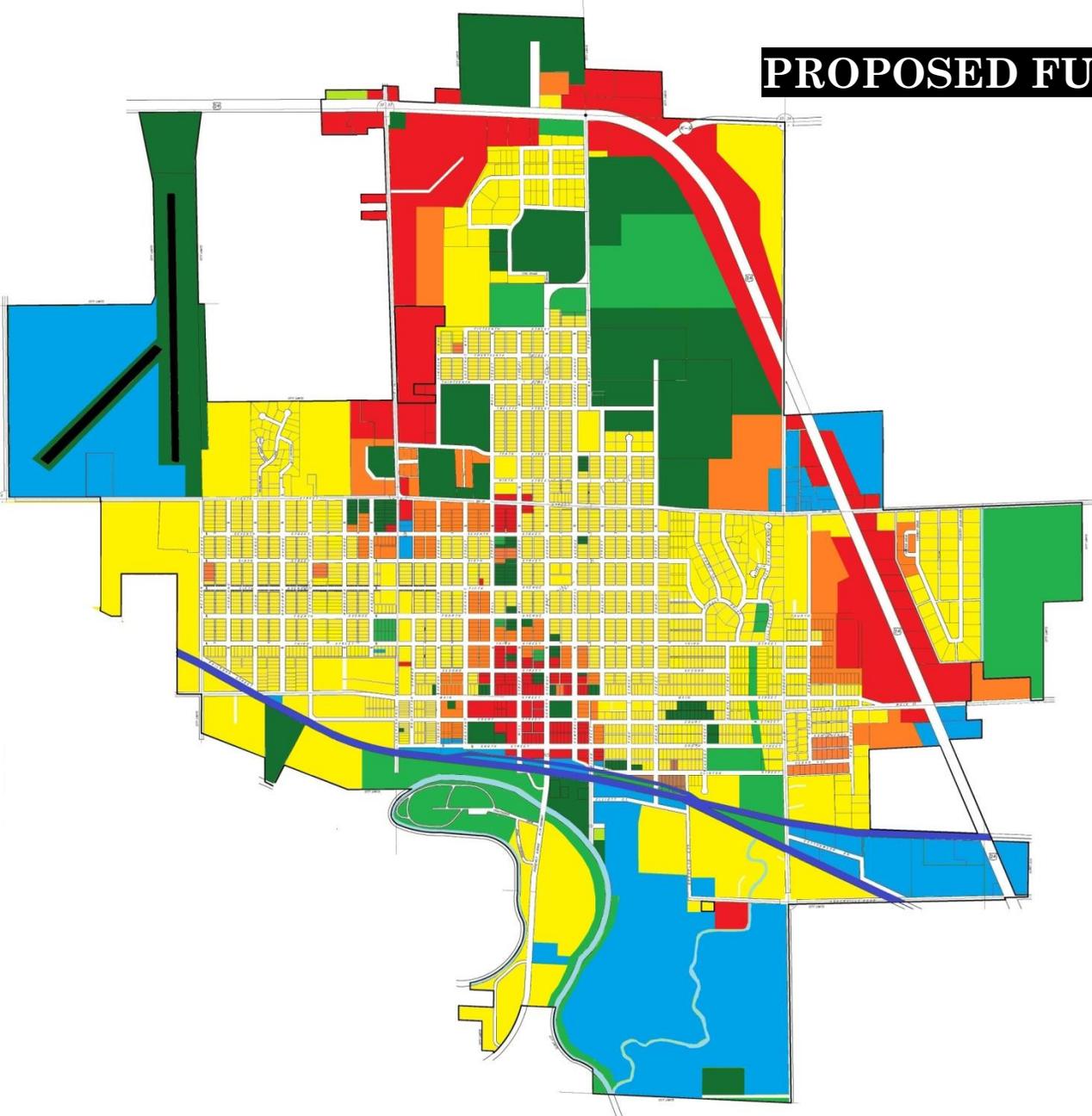
## RESIDENTIAL AREAS

Future residential development, in and around the City of Beloit, should be of a high priority to the Community during the next 10- and 25 years. The City should provide an estimated 60 acres of residential land, based on National Planning Standards, for residential development, if the City is to provide additional housing options to all income sectors, age groups and family types/sizes.

**The Proposed Future Land Use Maps, Illustrations 4.5, 4.6 and 4.7,** identify future designated residential areas in and around Beloit as single family and multifamily uses. These designations will allow developers the option of providing a variety of housing for families, singles, elderly and special populations.

# PROPOSED FUTURE LAND USE MAP

CORPORATE LIMITS  
BELOIT, KANSAS  
2024-2039



- LEGEND**
- PARKS / RECREATION / OPEN SPACE
  - PUBLIC / QUASI-PUBLIC
  - RESIDENTIAL - SINGLE FAMILY
  - RESIDENTIAL - MULTIFAMILY
  - RESIDENTIAL - MOBILE HOME
  - COMMERCIAL
  - INDUSTRIAL
  - TRANSPORTATION CORRIDOR (RAILROAD)
  - BODY OF WATER
  - CITY OF BELOIT CORPORATE LIMITS

**HANNA:KEELAN ASSOCIATES, P.C.**  
**COMMUNITY PLANNING & RESEARCH**

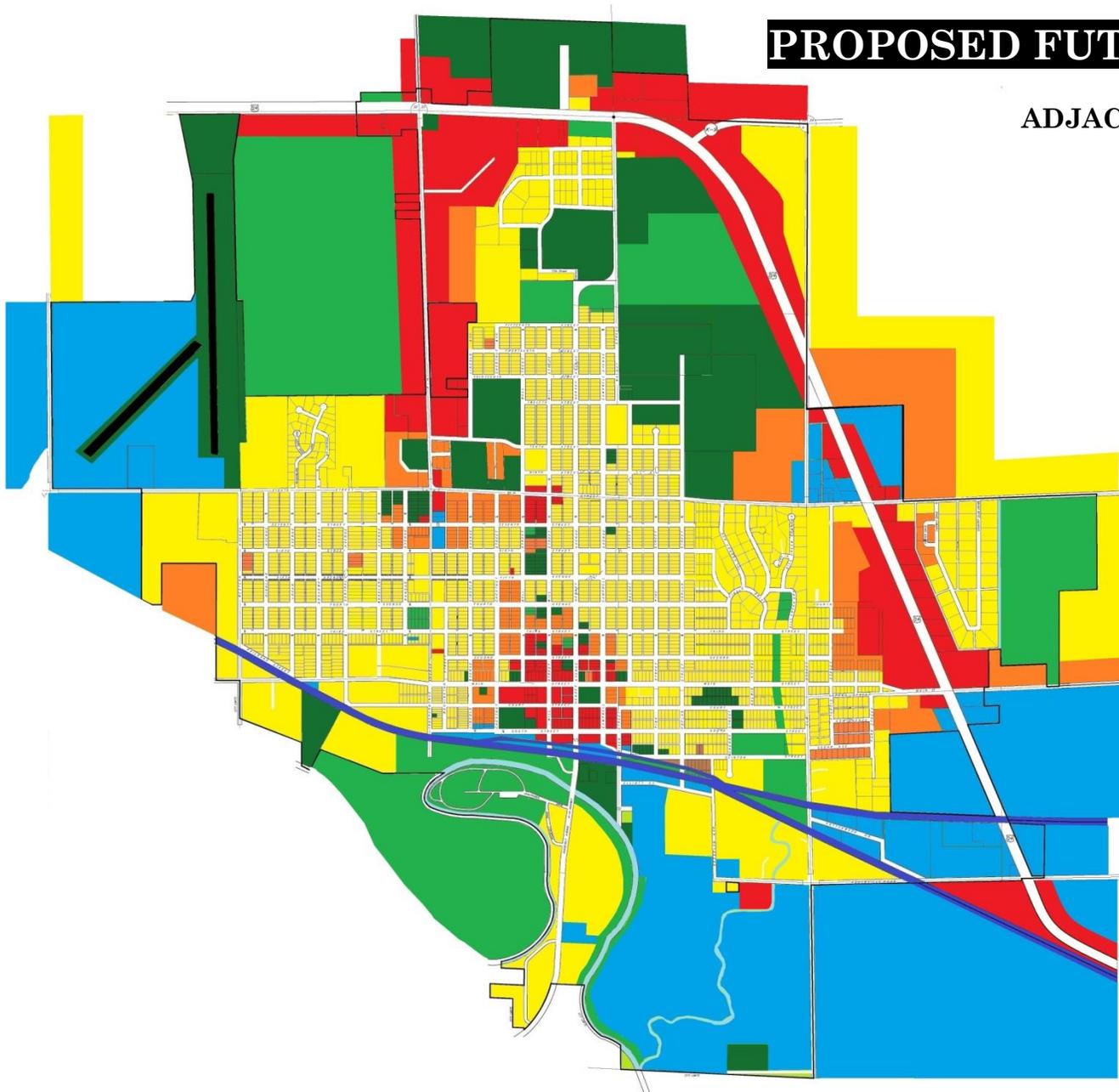
\* Lincoln, Nebraska \* 402.464.5383 \*

**ILLUSTRATION 4.5**

**December, 2014**

# PROPOSED FUTURE LAND USE MAP

CORPORATE LIMITS &  
ADJACENT UNINCORPORATED AREA  
BELOIT, KANSAS  
2024-2039



## LEGEND

-  PARKS / RECREATION / OPEN SPACE
-  PUBLIC / QUASI-PUBLIC
-  RESIDENTIAL - SINGLE FAMILY
-  RESIDENTIAL - MULTIFAMILY
-  RESIDENTIAL - MOBILE HOME
-  COMMERCIAL
-  INDUSTRIAL
-  TRANSPORTATION CORRIDOR (RAILROAD)
-  BODY OF WATER
-  CITY OF BELOIT CORPORATE LIMITS

**HANNA:KEELAN ASSOCIATES, P.C.**  
**COMMUNITY PLANNING & RESEARCH**

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**ILLUSTRATION 4.6**

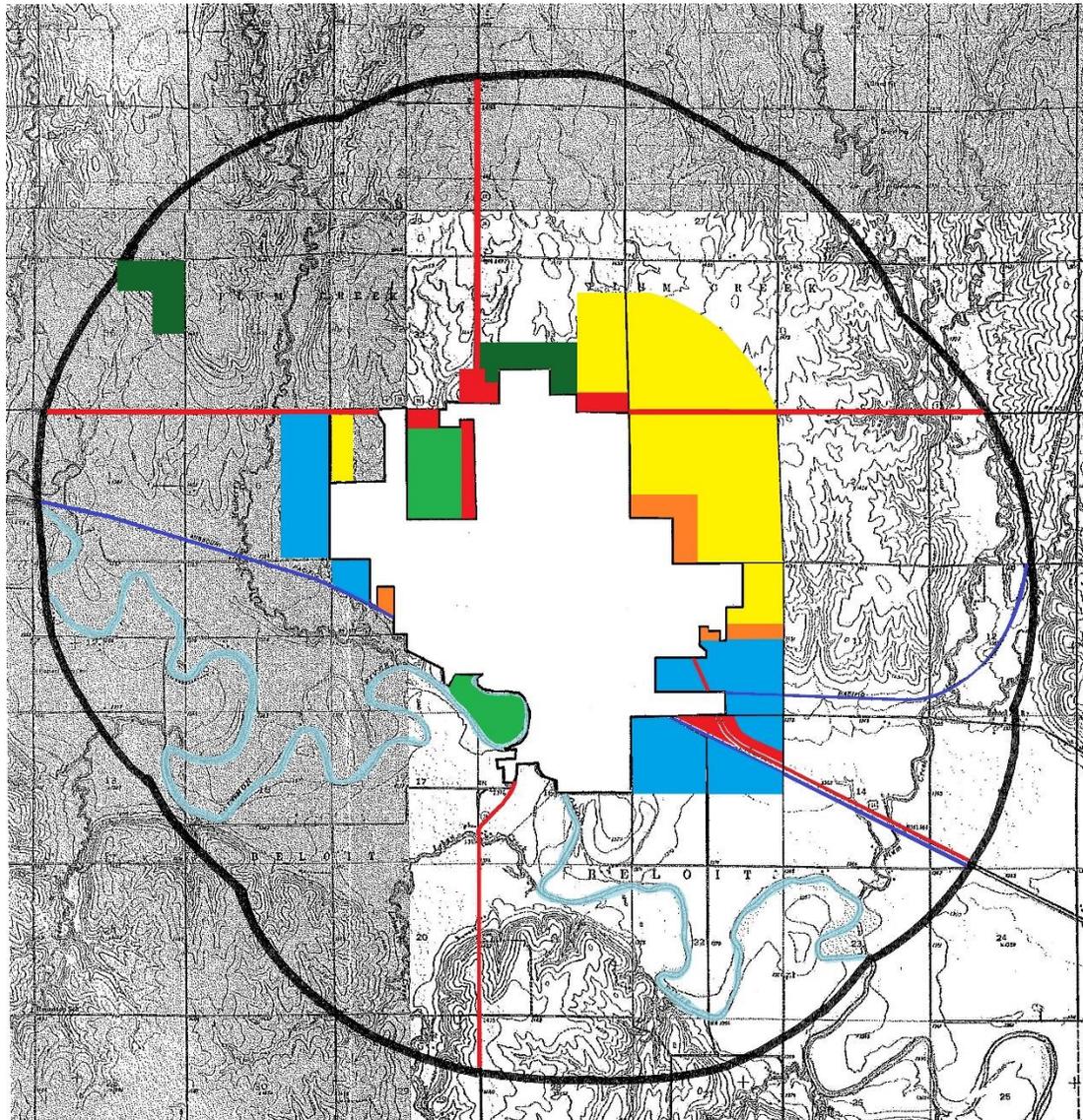
**December, 2014**

# PROPOSED FUTURE LAND USE MAP

EXTRA-TERRITORIAL PLANNING JURISDICTION

BELOIT, KANSAS

2024-2039



## LEGEND

- VACANT/AGRICULTURAL
- PUBLIC/QUASI-PUBLIC
- SINGLE FAMILY HOUSING
- MULTIFAMILY RESIDENTIAL
- COMMERCIAL
- INDUSTRIAL
- RAILROAD CORRIDOR
- HIGHWAY CORRIDOR
- BODY OF WATER
- CITY OF BELOIT CORPORATE LIMITS & EXTRA-TERRITORIAL PLANNING JURISDICTION (TWO MILES)

**HANNA:KEELAN ASSOCIATES, P.C.**  
**COMMUNITY PLANNING & RESEARCH**

\* Lincoln, Nebraska \* 402.464.5383 \*

**ILLUSTRATION 4.7**

**September, 2015**  
**(Revised)**

**Table 4.3** identifies estimated **residential land use projections** in the City of Beloit, by 2024. The information provided was highlighted in the **Beloit, Kansas Community Housing Study**, completed in August, 2014. Overall, the City will require an estimated **57 acres of land for future residential development**. Approximately 67 percent of needed, future residential land, or 38.2 acres should be used to develop housing units for households in the 18 to 54 years age group. Single family units should include a Credit- or Lease-To-Own housing program. A portion of the needed rental units (11) should include Downtown housing opportunities for families.

Approximately 33 percent of the residential land needed in Beloit, by 2024, or 18 acres, should be used to develop owner and rental units for households at 55+ years of age. A mixture of housing types is identified for older adult populations, including single family, patio homes, town homes, duplex/triplex units and apartment units in the Downtown. Rental units (3) in the Downtown should be considered for elderly persons, also.

<b>TABLE 4.3 RESIDENTIAL LAND USE PROJECTIONS BELOIT, KANSAS 2024</b>			
<b>Age Sector</b>	<b>Type of Unit</b>	<b>#Owner / #Rental</b>	<b>Land Requirements (Acres)</b>
<b>18 to 54 Years**</b>	Single Family Unit	42 / 12*	25.0
	Patio Home Unit	0 / 0	0.0
	Town Home Unit	10 / 6	3.8
	Duplex/Triplex Unit	0 / 20	9.0
	Apartment - 4+ Units***	2 / 8	0.4
<b>Totals</b>		<b>52 / 46</b>	<b>38.2</b>
<b>55+ Years</b>	Single Family Unit	10 / 0*	4.5
	Patio Home Unit	6 / 0	2.5
	Town Home Unit	6 / 6	5.0
	Duplex/Triplex Unit	4 / 10	6.0
	Apartment - 4+ Units***	4 / 6	0.4
<b>Totals</b>		<b>30 / 22</b>	<b>18.4</b>
<b>TOTAL UNITS / ACRES</b>		<b>82 / 68</b>	<b>56.6</b>
*Includes Credit- or Lease-To-Own Units. **Includes housing for persons with a disability ***Includes housing in the Downtown.			
Source: Hanna:Keelan Associates, P.C., 2014.			

The following provides a description of the future residential land use compositions for the Community.

❖ **Single family housing** development should first occur within the Corporate Limits of Beloit. This would include structures of one to three units. Platted subdivisions with a number of vacant lots remaining include Conroy Place and Zimmers Addition, both in eastern Beloit, Ackerman Addition in western Beloit and the newly platted Silver Fox Estates in north Beloit. All but the Ackerman Addition are targeted towards moderate to upper income households. A few scattered vacant lots exist throughout the Community.

❖ **Multifamily housing (4+ unit structures)** development must be pursued during the planning period. The existing land use analysis concluded multifamily acreage in Beloit is currently 42 acres less than the recommended National Planning Standard. The trend of residential development in Beloit has focused on single family houses. Existing multifamily development has concentrated on retiree and elderly housing options at Hilltop Lodge Retirement Community, Porter House and Sunny Slope apartments.

To expand affordable housing options, the Beloit Planning Steering Committee established a priority for the development of a variety of multifamily housing types through 2024, including upper level housing in Downtown commercial buildings.

The consensus of the **Planning Steering Committee** was for new residential development to, first, occur within the Corporate Limits of Beloit. If sufficient lands were not available, the development of planned growth areas would be implemented in conformance with the **Proposed Future Land Use Map, Illustration 4.7**. The primary residential growth areas are located in the northeast and eastern portions of the Extra-Territorial Planning Jurisdiction.

### COMMERCIAL

Future commercial land use areas are anticipated to include infilling vacant lots along the Highway 9, 14 and 24 Corridors. Automotive oriented commercial uses and big box retail outlets should continue to be Developed along these Highway Corridors. Downtown Beloit should remain the primary center of commerce and entertainment, including specialty retail, cafes/restaurants and professional offices.



## **INDUSTRIAL**

The City of Beloit has sufficient vacant land in areas designated for future industrial uses along the Kyle Railroad Corridor and at the Moritz Memorial Airport. Beloit currently has an estimated 48 acres of industrial land within the Corporate Limits. The Beloit industrial area has attracted large industries, such as AGCO, and is projected to provide land area for industrial growth opportunities throughout the 10- and 25-year planning periods. An additional industrial growth area is proposed in the south portion of the Extra-Territorial Planning Jurisdiction, east of the Highway 14 Corridor.

To provide jobs for an increasing population base and to attract additional business and industry to Beloit, it is recommended that vacant lands within these industrial areas be prepared to support new industrial uses. Local development groups, organizations and property owners, with the guidance of the Mitchell County Community Development, are encouraged to promote and continue their support for additional industrial land development.



**The Proposed Future Land Use Maps, Illustrations 4.5, 4.6 and 4.7,** identify proposed industrial land areas both within and adjacent the City and the Extra-Territorial Planning Jurisdiction.

Current industrial tracts within the Corporate Limits that are in a state of transition or vacancy are encouraged to develop as "light" industry. The reason is twofold: one, it creates a more compatible land use with adjacent commercial and residential properties; and two, it satisfies a need in the Community.

## **INTENSIVE AGRICULTURAL USES**

The Beloit Planning Commission recognizes the importance of agricultural practices, including livestock facilities, to the economy of the Community. The expansion of existing and development of new livestock confinement operations within the proposed Extra-Territorial Planning Jurisdiction of the City of Beloit will be in conformance with the provisions of Kansas State Statutes.

## LAND USE PLAN/ IMPLEMENTATION

Various funding sources exist for the preparation and implementation of a capital improvement budget designed to meet the funding needs of proposed development activities. These include Local, State and Federal funds commonly utilized to finance street improvement funds, i.e. Community Development Block Grants, Special Assessments, General Obligation Bonds and Tax Increment Financing (TIF). The use of TIF for redevelopment projects in the areas such as the Downtown and adjacent older residential neighborhoods is deemed to be an essential and integral element of development and redevelopment planning.

## ANNEXATION POLICY

Future annexation activities in the City of Beloit, both voluntary and involuntary, should occur in the non-agricultural land use areas identified in **Illustrations 4.5, 4.6 and 4.7**. Several tracts of land adjacent the Highway Corridors could be annexed at a point in time when in conformance with and meeting the criteria of Kansas State Statues. A certain amount of **vacant land** will also be needed in each area to provide an overall functional land use system.

To develop the Community in the most efficient and orderly manner possible, the focus should be placed, first, on the development of suitable vacant land within the Corporate Limits of Beloit.

**There presently exists an estimated 944 acres of vacant land within the Corporate Limits.** An estimated 40 percent of the vacant land is not developable, due to limitations from steep topography or floodplains. It is estimated the majority of the remaining 60 percent of the vacant land is designated for future residential, commercial and industrial development.

### **Areas for Annexation**

Areas directly adjacent the existing Corporate Limits along the Highway 9, 14 and 24 Corridors are recommended to be considered for annexation during the 10- and 25-year planning periods. These areas are all capable of being served by extensions of municipal infrastructure and utility systems. These areas are identified in **Illustrations 4.5, 4.6 and 4.7**. Much of the land located in growth areas to the northeast and east of the City will only become viable upon development of trunk line sewer mains to sustain development in specific drainage basins.

Only the portions of Growth Areas directly adjacent the City have existing infrastructure and trunk lines that can facilitate development.

Vacant land within the current Corporate Limits, designated for future residential development, is sufficient size to meet the residential needs during the next 10- and 25 years. This assumes that owners of vacant lands are willing to sell property to support the development of residential uses. Thus, plans must be developed to expand the utility service area of Beloit into all growth areas.

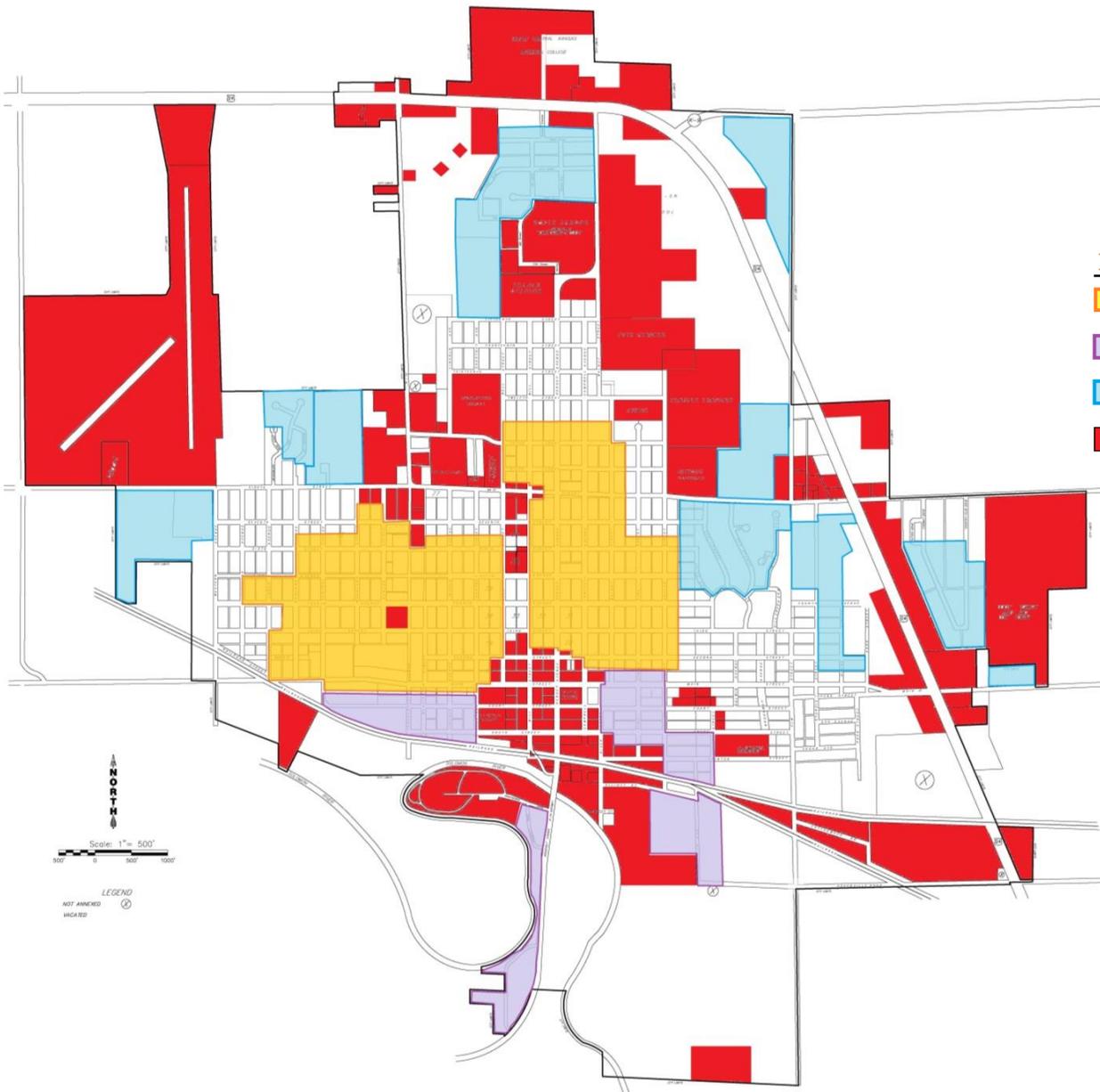
### **Areas for Rehabilitation**

**Illustration 4.8** identifies areas in need of minor to major housing rehabilitation in northwest and northeast of Downtown Beloit. Residential areas directly to the west and east of Downtown, as well as along the west side of Highway 14 south of Town, are three areas that are in need of substantial housing rehabilitation or demolition and replacement. There is a direct correlation between the City's oldest residential areas and a lack of adequate upkeep and maintenance. The City has recently been awarded a housing rehabilitation grant to address these issues.

# HOUSING REHABILITATION AND NEW CONSTRUCTION MAP

BELOIT, KANSAS

2024-2039



## LEGEND

-  Minor to Major Housing Rehabilitation
-  Major Housing Rehabilitation to Replacement Housing
-  New Housing Infill & New Subdivision Development
-  Developed Non-residential Uses

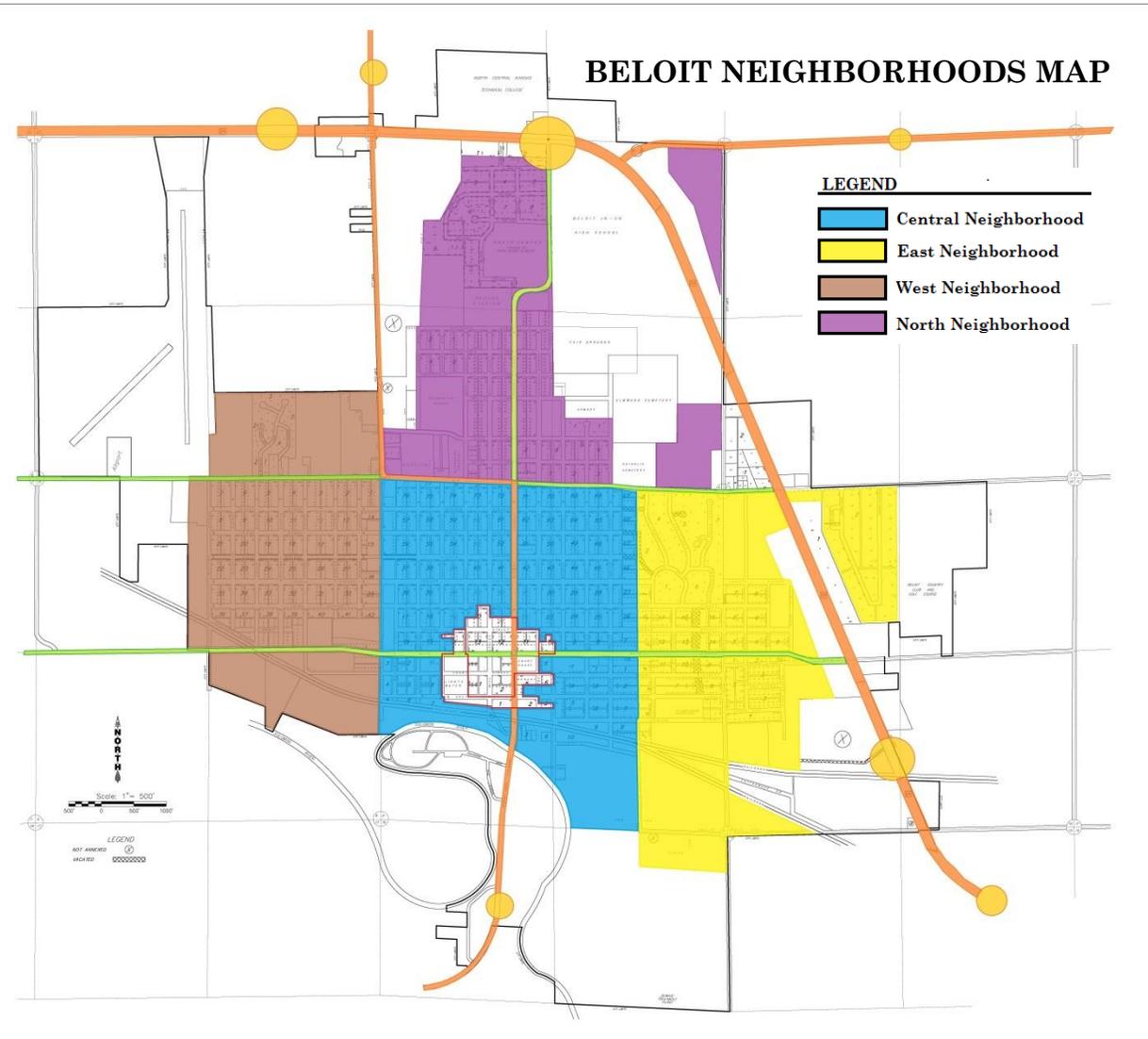
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COMMUNITY PLANNING & RESEARCH

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ILLUSTRATION 4.8

December, 2014

## BELOIT NEIGHBORHOODS MAP



## ***NEIGHBORHOOD ANALYSIS***

Four Beloit residential Neighborhoods are unique for their eras of construction, geographic features and/or established borders. Neighborhood boundaries were based upon street corridors or the platting of subdivisions with distinct edges.

Each Neighborhood has a portion located within areas identified as needing rehabilitation or demolition and replacement. These rehabilitation areas provide access to funding as an incentive to make improvements to both private and public property. The older Neighborhoods with structures and utility systems in need of rehabilitation, along with newly developing subdivisions, can greatly benefit from having access to financial incentives to complete needed improvements or installation of new infrastructure systems.

Rehabilitation areas within residential Neighborhoods have priorities for housing preservation or replacement activities.

## Central Beloit.

This Neighborhood is generally located between Independence Avenue and Cherry Street, from Eighth Street, south to the Solomon River. Downtown Beloit is located in the center of the Neighborhood, at the intersection of Hershey Avenue and Main Street. The Central Beloit Neighborhood is unique for its tree lined streets, houses with front or wrap-around porches and well maintained property.

Some of the most unique late 1880s to 1920s era houses in Beloit are found in this Neighborhood. Most notable are the limestone houses, such as the Hart (F.H.) House at 304 East Main, directly east of the Courthouse, which is listed on the National Register of Historic Places. The Central Neighborhood also has a mixture of smaller one and two bedroom wood frame houses built for working families.



Central Beloit Neighborhood was platted in a standard gridiron pattern with 300' square blocks and 12 individual lots at 50' x 142.5.' Corner lots were often split into two or three parcels, increasing the density of dwellings on a block from 12 to 14, or more. Houses throughout the Neighborhood are generally in good condition, although several dwellings are in need of moderate- to substantial rehabilitation.

Underground 6" water and 8" sewer mains are appropriately sized by current utility standards. The primary infrastructure concerns are associated with the advanced age of the underground utility mains which are approximately 70 to 85+ years of age.

The variety of one and two-story houses with Queen Ann, Neo-Classic, Tudor and Bungalow architectural styles and unique materials and details represent dwellings in this Neighborhood.

## East Beloit.

The **East Beloit Neighborhood** is located east of Downtown Beloit, generally east of Cherry Street and south of Eighth Street. Neighborhood landmarks include St. John the Baptist Catholic Church and the St. John Elementary and Middle/Senior High School Campus and Athletic Field.

Highway 24 separates the Zimmer Addition from the rest of the residential area. Platted blocks between Poplar and Elm Streets, south of Third Street, consist of two to three standard blocks connected to form long rectangular blocks. Housing in these grid-iron areas range in age from the 1920s to 1950s. The Conroy Place and Zimmers Additions exhibit curvilinear street configurations that are supportive of more modern housing construction in the 1970s to 2014.

Underground water and sewer systems are appropriately sized and only the area south of Third Street, between Cherry and Elm Streets, has utility systems with an advanced age.

The range of architectural styles in East Beloit includes bungalows and post WWII era 1940 to 1950 cottage houses in the south western portion of the Neighborhood, while larger ranch style houses dominate all remaining portions.



## **West Beloit.**

The **West Beloit Neighborhood** is located between Independence and Western Avenues, from approximately Thirteenth Street south to the Solomon River. Significant facilities in the Neighborhood are the Hilltop Lodge Retirement Campus and the Moritz Memorial Airport that is adjacent the northwest portion of the Neighborhood.

A grid-iron pattern was used to plat the West Beloit Addition where typical block sizes south of Seventh Street are 300' square blocks and 12 individual lots at 50' x 142.5'. Individual block lengths between Eighth and Seventh Streets are longer rectangular shaped resulting from 16 individual lots as opposed to 12.

Underground water and sewer mains are appropriately sized by current utility standards. The primary infrastructure concerns are associated with the advanced age of the underground utility mains which are approximately 70 to 85+ years of age in the eastern portion of the Neighborhood.

The West Beloit Neighborhood has single and two-story Bungalows that comprise the older eastern portions of the Neighborhood, while post-World War II houses, ranch style and split-level homes of the 1950s to 1970s are prominent in the northern portions.

## **North Beloit.**

The **North Beloit Neighborhood** includes the North Campus public facilities such as the City Library, Police Station and several other Health and Human Service providers. This Neighborhood is generally located between Highway 14 on the west and Walnut Street on the east, from Eighth Street, north to the Highway 9/24 Corridor. The oldest houses within this Neighborhood are located adjacent to the southern portion of the Neighborhood ranging from 1900s to late 1920s. Post WWII and 1950s through 1970s ranch style homes are concentrated to the east of Hersey Street, while 1970s through 1990s era houses are at the west side of the Neighborhood.

The portion of the Neighborhood located east of Hersey Street has houses in the greatest need of rehabilitation or replacement.

Underground utility systems in the northern two-thirds of the neighborhood meet engineering standards. The utility systems in the eastern portion are undersized, deteriorating and in need of replacement.

## ***NEIGHBORHOOD PRESERVATION & DEVELOPMENT PRIORITIES***

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The **Central and West Neighborhoods** contain the oldest residential areas of Beloit. The associated infrastructure systems, street trees and public facilities reflect similar ages and potential need for improvements.

### **Central, East, West, and North Beloit Neighborhood Priorities.**

- ◆ Housing rehabilitation is most needed in each Neighborhood to protect the viability and conservation of residential properties.
- ◆ Very few, if any, vacant lots exist in these Neighborhoods, but the potential for housing demolition and housing replacement exists. Housing design standards should be considered so that new single and multifamily structures are compatible with the sizes, architectural styles, building materials and colors that are unique to the Neighborhoods.
- ◆ Large street tree canopies provide cover for the oldest streets in each Neighborhood. A tree maintenance and replacement program should be coordinated with the City.
- ◆ Each Neighborhood contains portions of underground infrastructure systems 70+ years of age and needing replacement.
- ◆ Many streets in these older Neighborhoods have paved concrete surfaces in good condition.
- ◆ An annual review of these streets should be coordinated with the yearly identification of street improvement needs.
- ◆ Develop a sidewalk maintenance and replacement program to implement throughout the City of Beloit.
- ◆ Public amenities and facilities, including street lighting, sidewalks, curb and gutters and public parks exist in each Neighborhood. The condition of these amenities/facilities should be monitored for needed improvements.

**SECTION 5**  
**PUBLIC FACILITIES,**  
**UTILITIES &**  
**TRANSPORTATION.**



# SECTION 5

## *Public Facilities, Utilities & Transportation.*



### INTRODUCTION

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Section 5 of the **Beloit, Kansas Comprehensive Plan** discusses the existing conditions and planned improvements to the public facility and utility systems in the Community. Quality public facilities, utilities and transportation systems are provided to ensure a high quality of life for all residents of Beloit. All improvements to these Community components are aimed at maintaining or improving the quality of life in the City of Beloit.

**Public Facilities** identify existing facilities in Beloit and determine future needs and desires during the planning periods 2024 and 2039. Public Facilities provide citizens with social, cultural and educational opportunities. Facilities in Beloit include, but are not limited to health care, law enforcement, fire protection and recreational facilities such as parks and athletic fields. Unless otherwise noted, public facilities in Beloit have 10- and 25-year plans for general maintenance and upkeep to better serve the general public. The locations of these public facilities are identified in the **Beloit Public Facilities Map, Illustration 5.1**.

**Public Utilities** address the water, wastewater and other related utility systems in the Community, including current condition and capacity. It is the responsibility of any community to provide a sound public infrastructure for its citizens, as well as to provide for anticipated growth. Therefore, it is important that the expansion and maintenance of these systems be coordinated with the growth of Beloit. Analysis of these infrastructure systems, via conversations with City maintenance and utility personnel, confirmed that the City must continue to maintain and improve these utility systems.

**Transportation** examines the systems that provide for safe travel of pedestrians and automobiles. The availability of a convenient and efficient transportation system is essential to the continued economic and physical development of Beloit. An adequate transportation system is required to transport goods and services to and from major travel routes and market centers outside the City, and provide for the circulation needs within the Community. The overall purpose of the transportation plan is to provide the necessary guidelines for the safe movement of people and vehicles throughout the Community and the Extra-Territorial Planning Jurisdiction.

# PUBLIC FACILITIES MAP

## BELOIT, KANSAS

2014



### SCHOOLS/EDUCATION

1. Beloit Elementary School
2. Beloit Junior/Senior High School
3. St. John's Catholic Elementary School
4. St. John's Catholic Middle/High School
5. North Central Kansas Technical College
6. Port Library

### PARKS & RECREATION

7. Chautauqua Park/Swimming Pool
8. Westside Park
9. Roadside Park
10. Thierolf Park
11. Beloit Sports Complex
12. Mitchell County Fairgrounds
13. Beloit Country Club

### HEALTH, WELLNESS & ELDERLY SERVICES

14. Mitchell County Hospital Health Systems
15. North Central Kansas Wellness Center
16. Hilltop Lodge Nursing Home/Assisted Living
17. Senior Citizen Center

### PUBLIC SAFETY, GOVERNMENT & COMMERCE

18. Beloit Police Department
19. Beloit Fire Department
20. Beloit Municipal Building
21. Post Office
22. Elmwood Cemetery/St. John's Catholic Cemetery
23. Beloit Chamber of Commerce

### TRANSPORTATION

24. Moritz Memorial (Beloit Municipal) Airport

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**ILLUSTRATION 5.1**

**December, 2014**

## **SCHOOLS/EDUCATION**

Education is becoming increasingly important as the need for a broader-based education with emphasis on technical and human relation skills increases in today's society. Standards developed by educators and planners can provide guidance in the creation of, and additions to, the School District's educational facilities. **Beloit Public Schools** is a major contributor to the quality of life and well-being in the Community of Beloit. It will be important, from 2014 to 2039, that the facilities maintained by Beloit Public Schools have the ability to support a growing population, specifically youth populations.

### **DISTRICT FACILITIES**

The City of Beloit supports both a Public and a Parochial School System. Beloit (USD 273) Public School District maintains school facilities for elementary, junior and senior level students, along with athletic fields and maintenance facilities. The 2014-15 District enrollment is 838 students. Enrollment statistics, provided by the Superintendent's office, show steady enrollment increases since the 2010-11 school year.

The following information associated with the Beloit Public Schools facilities was also cited from the District Administration and Superintendent's offices.

**Beloit Elementary School** – Located at 1201 North Bell Street in north central Beloit, this School serves grades Pre-Kindergarten through sixth, with total enrollment at 472 for the 2014-15 school year. The School consists of all-purpose room and computer lab. Beloit Elementary employs a total of 42 certified staff members and 43 classified employees. **An expansion project, which includes a new gymnasium and technology center, is currently in development and projected to be completed by July 1, 2015.**

**Beloit Junior/Senior High School** – The Beloit Junior/Senior High School serves grades seventh through twelfth in a facility located at 1711 North Walnut Street. The current building consists of modern classrooms, library, cafeteria, computer labs and administrative office amenities. A total of 43 certified staff and 30 classified employees are employed at the School.

**A resurfacing of the facility parking lot is planned during the 10- and 25-year planning periods.**

**St. John's Catholic Elementary School**  
A Catholic-based Elementary School is located in Beloit, at 712 East Main Street. The facility supports grades Kindergarten through Fifth. The Elementary School staff of 18 includes certified teachers, administration and supportive assistance.

**St. John's Catholic Middle/High School** – The High School facility for Sixth Grade through 12<sup>th</sup> is located at 209 South Cherry Street. Supportive staff includes 20 certified teachers, pastors, administration and supportive/ instructional teachers.

## FUTURE DISTRICT PROJECT & PROGRAM RECOMMENDATIONS

Leadership with Beloit Public and Parochial Schools identified general maintenance of existing facilities as a priority during the 10- and 25-year planning periods. All current facilities are in “good” to “excellent” condition and have the ability to support current enrollment. Expansion of these facilities will need to be considered when student enrollment increases and nears the target enrollment, or sufficient capacity of classrooms while maintaining the current student to teacher ratio, for each school building.



### *Schools in Beloit should meet the following standards and guidelines:*

- ◆ Schools should be centrally located;
- ◆ Schools should not be located near high traffic or heavily concentrated areas with high noise levels;
- ◆ Land acquisition with future expansion in mind; and
- ◆ Adequate open space should be available to students.

The City and Beloit Public Schools should support and provide a **high quality of elementary, middle and senior-level education** for residents of the Community and surrounding area. The School District should strive to maintain an excellence in education by expanding facilities, amenities and employment opportunities, as needed, while creating new and expanding existing educational programs and activities to support a growing student and faculty population within the Public and Parochial School systems.

**North Central Kansas Technical College (NCKTC)** – NCKTC is located in northern Beloit, at the Highway 24 Corridor. As of 2013, the enrollment was 1,172 total students, with 672 being full-time. Employed staff includes 54 full-time instructors, two full-time instructional aides, 38 full-time non-instructional staff 25 part-time instructors and three part-time non-instructional staff.

NCKTC has 24 buildings that comprise over 225,000 square feet. The College also has eight dorm buildings and a housing supervisor’s home that has 33,000 square feet that can house 128 students. A student union on campus houses a cafeteria, conference room, game room and gymnasium. NCKTC also has a resource center/library on campus and four large computer labs, with several small computer labs spread around campus in the different program areas.

**Currently, NCKTC has a capital campaign to remodel the Student Union.** As funds are raised for this project, the College plans to update the game room, conference room and cafeteria and kitchen. **The College also plans to continue updating and maintaining the existing buildings as funds are available.**

As the College already has a vast campus, the focus has been on updating and maintaining the current structures. This includes updating the dorms, replacing roofs and windows and remodeling classrooms and shop areas.

**Other Area Education Facilities** – Several Colleges and Universities are located within a short distance of Beloit, many of which accept high school credits from Beloit Public Schools. These Colleges and Universities include the following:

- Cloud County Community College** – Concordia, KS
- McPherson College** – McPherson, KS
- Fort Hays State University** – Hays, KS
- Bethany College** – Lindsborg, KS
- Kansas University** – Lawrence, KS
- Kansas State University** – Manhattan, KS
- Kansas State University-Salina** – Salina, KS

### **LIBRARY**

**Port Library** – The Port Library is located at 1718 North Hersey. The building, constructed in 1965, has been occupied by the Library since 2012. The Library maintains approximately 35,000 resources including books, newspapers, magazines, books on cassette and CDs, movies on DVD, large print books and videos, a microfilm reader and reference center. The average annual circulation is 22,500. Activities and amenities at the Library include in-house computers with wireless internet capabilities, genealogy room and reading activities for both youth and adults.



## ***PARKS & RECREATION***

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The Community of Beloit provides a wide variety of park sites and amenities to residents and visitors. Beloit also provides a variety of pocket parks, community gardens, hiker/biker trails and playground sites in non-designated park areas, including schools. A total of four parks and six ball fields are maintained by the Beloit Parks Department. **General maintenance of existing facilities and amenities is planned by the City during the next 10 and 25 years.**

### **CITY PARKS**

- ◆ **Chautauqua Park** – This 26 acre Park is located along the Highway 14 and Solomon River Corridors, south of Beloit. Park amenities include, but are not limited to, public restrooms, shelter houses, an 18-hole disc golf course, playground area, horseshoe pits, two tennis courts one basketball court and 30 water/electric hook-ups for campers.  
  
The Park is also home to the Beloit Municipal Pool. The Pool, first opened in 2012, consists of a lap pool, water slides, concessions and bath house.
- ◆ **Westside Park** – Located west of Independence Avenue, between 3<sup>rd</sup> and 4th Streets, the four acre Westside Park consists of public restrooms, two lighted tennis courts, two basketball courts, playground equipment, picnic shelters and water fountains.
- ◆ **Roadside Park** – This Park consists of two acres and is located at the intersection of Highway 24 and Walnut Street. Park amenities include picnic shelters and water fountains. The Park is also the site of The Little Red Schoolhouse, a local historic landmark.
- ◆ **Thierolf Park** – Located north of the Municipal Building at 2<sup>nd</sup> and Hersey Avenue, Thierolf Park features a small gazebo, limestone park benches and a fountain.
- ◆ **Beloit Sports Complex** – This 27 acre complex, located at 1701 North Walnut Street, features six baseball/softball fields and three football/soccer fields. The facility is primarily used for Beloit Junior-Senior High School athletics, but also for Lions and Rotary Club functions. Amenities include public restrooms, concession stands, batting cages, playground equipment and water fountains.
- ◆ **Mitchell County Fairgrounds** – The Fairgrounds are located in northern Beloit, along North Walnut Street. Buildings include a Community Building, 4H and FFA Buildings, several show halls and a Grandstand and rodeo area; all of which are in use during the Mitchell County Fair.
- ◆ **Beloit Country Club** – The Beloit Country Club is a 9-hole golf course located at 3167 Hallie Trail. The facility includes a clubhouse with dining hall, pro shop and cart and equipment storage buildings.

## ***HEALTH, WELLNESS & ELDERLY SERVICES***

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A number of modern health and hospital services, including a full service hospital, nursing care facility, clinics and private medical offices are available to residents of Beloit and the surrounding area.

- ◆ **Mitchell County Hospital Health Systems** – This 25-bed critical access hospital facility, located at 400 West 8<sup>th</sup> Street, provides full service primary care for persons of all ages in the Beloit area. Medical staff consists of 323 total employees medical professionals, dietary aides, administrators and other full- and part-time support staff. Several inpatient and outpatient services are provided including, but not limited to, acute nursing, dietary aid, radiology, intensive care, hospice, health education, respiration therapy and rehabilitation services. Solomon Valley Hospice is also located within the Hospital.
- ◆ **North Central Kansas (NCK) Wellness Center** – This facility, located along Highway 24 in northern Beloit, provides health and wellness activities for youth and adults of all ages. A total of 18 staff are employed, both part-time and full-time. Several aquatic and fitness programs are provided for members of this facility. Fitness equipment includes treadmills, recumbent bikes, elliptical training and free weight equipment, jogging track, basketball courts and a lap pool.
- ◆ **Hilltop Lodge Nursing Home/Assisted Living** – The Hilltop Lodge is located at 815 North Independence Avenue. Established in 1970, the facility employs 127 persons, including registered nurses, licensed practical nurses, nursing assistants and care staff. A total of 95 private and semi-private rooms are available for skilled nursing, with 26 units, consisting of studio- and two-bedroom units available for assisted living. The facility is licensed by the Kansas Department on Aging.
- ◆ **Senior Citizen Center** – The Beloit Senior Center is located at 220 North Hersey Avenue. The Center has the capability of seating up to 70 persons and serves meals at noon, Monday through Friday.

## ***PUBLIC SAFETY, GOVERNMENT & COMMERCE***

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Public administration facilities are facilities which serve the citizens of the Community and conduct the business of government and carry out its operations. Therefore, it is essential these services are centrally located and convenient to the majority of the citizens in the Community.

### **PUBLIC SAFETY**

- ◆ **Police** – The City of Beloit Police Department and Mitchell County Jail (operated by the Mitchell County Sheriff's Department) are located at 1716 North Hersey Avenue. Office staff consists of seven total officers with two reserve officers and one Municipal Court Clerk. A total of 11 employees manage a 42-bed jail facility, located within the Beloit Police Department facility. The Police Department maintains three patrol cruisers and one K-9 vehicle.
- ◆ **Fire Department** – The City of Beloit Fire Department consists of a full-time Fire Chief and a volunteer staff of 24 fire fighters. The facility, constructed in 2000 is located at 601 North Mill Street and includes storage of all fire equipment and vehicles. The Beloit Fire Department has an ISO rating of “5” for the City. The Fire Department also provides services to the Mitchell County Rural Fire District.



- ◆ **Civil Defense** – The civil defense services in Beloit are provided through the City. The planning and preparation for natural disaster and man-made emergencies consist of the following: Mitigation, Preparation, Response and Recovery. Examples of natural and man-made disasters include floods, tornadoes, winter storms, chemical spills, explosions, plane crashes, etc. Other services include alert of severe weather, tornado awareness week education, winter road services, etc.

## GOVERNMENT

- ◆ **Municipal Building** – The Beloit Municipal Building, constructed in 1938, is located at the intersection of second street and Hersey Avenue. The facility was designed for multi-purpose use and includes office space, three community rooms that are available for rent, and a gymnasium with stage and balcony for public events and concerts. The facility is also home to the City Council and Planning Commission chambers.
- ◆ **Post Office** – The U.S. Post Office is located at 201 East Main Street. The Post Office has approximately 400 postal boxes, of which 215 are in use. There are 1,000 City deliveries and 1,061 rural deliveries on two City and three rural postal routes. The Post Office employs five full-time and five part-time employees.
- ◆ **Cemeteries** – The Cemetery Division of the City of Beloit maintains Elmwood Cemetery, located at 12<sup>th</sup> and Poplar Streets. The Cemetery consists of 38 acres. The Cemetery Division is in charge of lot sales, internment and set-up services. St. John’s Catholic Cemetery is also managed by this Division of the City.

## COMMERCE

- ◆ **Beloit Chamber of Commerce** - The Beloit Area Chamber of Commerce promotes economic growth and development in the Community through existing businesses and programs, while organizing various events that highlight the City’s social and cultural significance. The Chamber is also a key component in targeting prospective businesses and enticing them to locate in the Community, while also organizing a number of indoor and outdoor community-wide events. The Chamber office is located at 123 North Mill Street.

## ***PUBLIC UTILITIES***

It is the responsibility of any community to provide a sound public infrastructure for its citizens, as well as to provide for anticipated growth. Therefore, it is important that the expansion of these systems be coordinated with the growth of the City. The City of Beloit owns and operates utility systems for water, wastewater and storm sewers.

## ***WATER SYSTEM***

The City of Beloit receives 100 percent of its water from the Solomon River, with intake pumps located in the dam at Chautauqua Park, in southern Beloit. The City also supplies water for the Mitchell County Rural Water District #1. An estimated 80 to 90 percent of water in the Community comes from diverted water, while the remaining 10 to 20 percent is used as consumptive hydropower. Water for the Community is stored in two above-ground storage tanks. The tank located at the Beloit Sports Complex has a capacity of 500,000 gallons, while a second tank, located at the intersection of 6<sup>th</sup> and Campbell streets, has a capacity of 210,000 gallons. An additional 500,000 gallons can be stored via underground storage tanks at the water plant.

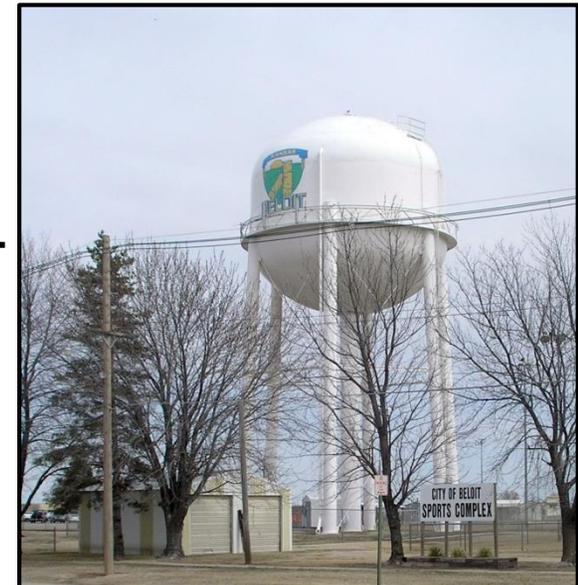
Average daily water demand in Beloit is an estimated 350,000 gallons/day during the Winter months and an estimated 900,000 gallons during the Summer. The current water system can support a maximum of 1.5 Million gallons. Water is distributed in the Community of Beloit through an estimated 60 miles of water mains. The drinking water is not fluoride-treated.

**The #1 water issue in Beloit is the existing water treatment plant nearing maximum capacity. The treatment plant will need to upgrade and expand its capacity in order to support future growth in the Community.**

## ***STORM & WASTE WATER SYSTEM***

Storm Water in Beloit is distributed through an underground system that empties into the Solomon River. The City of Beloit maintains a storm and waste water system that carries an estimated daily wastewater flow of 350,000 gallons, with an average/maximum daily load of 1.2 Million/2.2 Million gallons, respectively. Nine sewer lift stations and approximately 65 miles of sewer mains exist in Beloit.

Currently, six employees manage the Wastewater Utility Department of Beloit, which is divided into a “Plant Division” and a “System Division”. Wastewater generated by the City is treated to meet or exceed the standards of the Kansas Department of Health and Environment and the Environmental Protection Agency. Treated waste water, during the Summer months, is diverted to the Beloit Golf Course as a source of irrigation.



***NATURAL GAS SERVICE***

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Natural gas is distributed throughout the City of Beloit by Kansas Gas Service.

***CABLE TV***

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Cunningham Telephone and Cable is the designated provider of cable TV service to the City.

***TELEPHONE***

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Telephone service is officially provided by AT&T and Cunningham Telephone and Cable.

***ELECTRICITY***

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Beloit Electric Utility Department owns and operates the electrical distribution system. The Kansas Municipal Energy Agency supplies electricity to all areas within the Corporate Limits. Electrical energy is further detailed in the Energy Element, Section 7 of this Comprehensive Plan.

***INTERNET***

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The primary internet service providers to the City of Beloit are AT&T and Cunningham Telephone and Cable.

***SOLID WASTE COLLECTION***

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Solid waste collection is contracted through Mitchell County with a private hauler.

## **TRANSPORTATION**

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A fundamental responsibility of any community is to provide transportation system for the movement of people, goods and services to, from and within the community. This Section describes the road system in Beloit, Kansas.

### **EXISTING TRANSPORTATION SYSTEM**

**Illustration 5.2, State Functional Classifications, Beloit, Kansas**, depicts the transportation system in the City of Beloit. The transportation system is comprised of Kansas State Highways 9 and 14, and U.S. Highway 24. U.S. Highway 24 is considered an “Other Principal Arterial” road by the Kansas Department of Transportation. Highway 14, which runs north to south through the Community, is classified as a “Minor Arterial” road, while Highway 9, which begins/ends in northeast Beloit, is classified as a “Major Collector” road. Other major arterial roads in Beloit include Main Street and portions of Asherville Road, Brooklyn Avenue and Elliot Street.

All other streets within the Corporate Limits of Beloit are classified as local streets. Local streets provide transportation throughout the City, while the state highway and county roads provide transportation into the County, adjacent Communities and areas beyond.

**City of Beloit Staff identify general road maintenance, including periodic repaving, as the primary street improvements in the Community for the next 10+ years.**

### **TRAFFIC VOLUME**

The Kansas Department of Transportation monitors traffic volume in the Beloit area, on county roads and state and federal highways. This tabulation process is done to identify the appropriateness of the existing road classification and engineering standards.

**Illustrations 5.4, 5.5 and 5.6** highlight average daily traffic counts for high-traffic roads through the City of Beloit, for 2007, 2009 and 2011. The **Illustrations** are courtesy of the Kansas Department of Transportation.

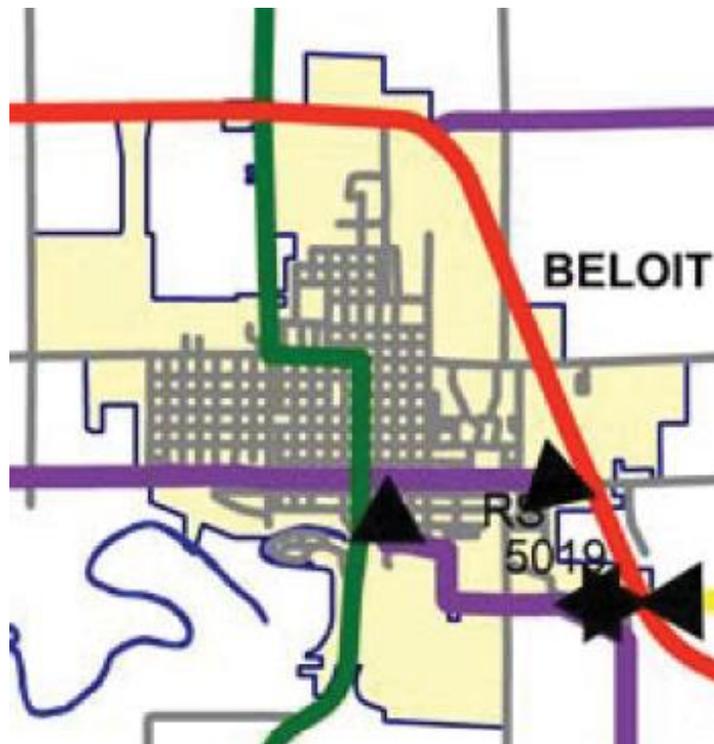
**Illustration 5.7** identifies the average daily traffic counts for State and Federal transportation routes around Beloit.

The **Moritz Memorial (Beloit Municipal) Airport** is located along the northwestern Corporate Limits of Beloit. The Airport consists of three runways: two with a turf surface (2,381 ft. and 1,658 ft.) and one paved runway (3,610 ft.). Services include 24 hour fueling, pilots lounge, and airframe and power plant service. According to the Kansas Airport System Plan, activity at the airport, including annual operations and the number of based aircraft, are projected to increase by the year 2027. **Improvements, including a lengthening of the paved runway, are currently in the planning and development stages.**

# STATE FUNCTIONAL CLASSIFICATIONS

BELOIT, KANSAS

2014



FUNCTIONAL CLASSIFICATION  
5 - 10 YEAR FUTURE

-  Interstate
-  Other Freeway/Expressway
-  Other Principal Arterial
-  Minor Arterial
-  Major Collector
-  Minor Collector
-  Local Road
-  City Limits

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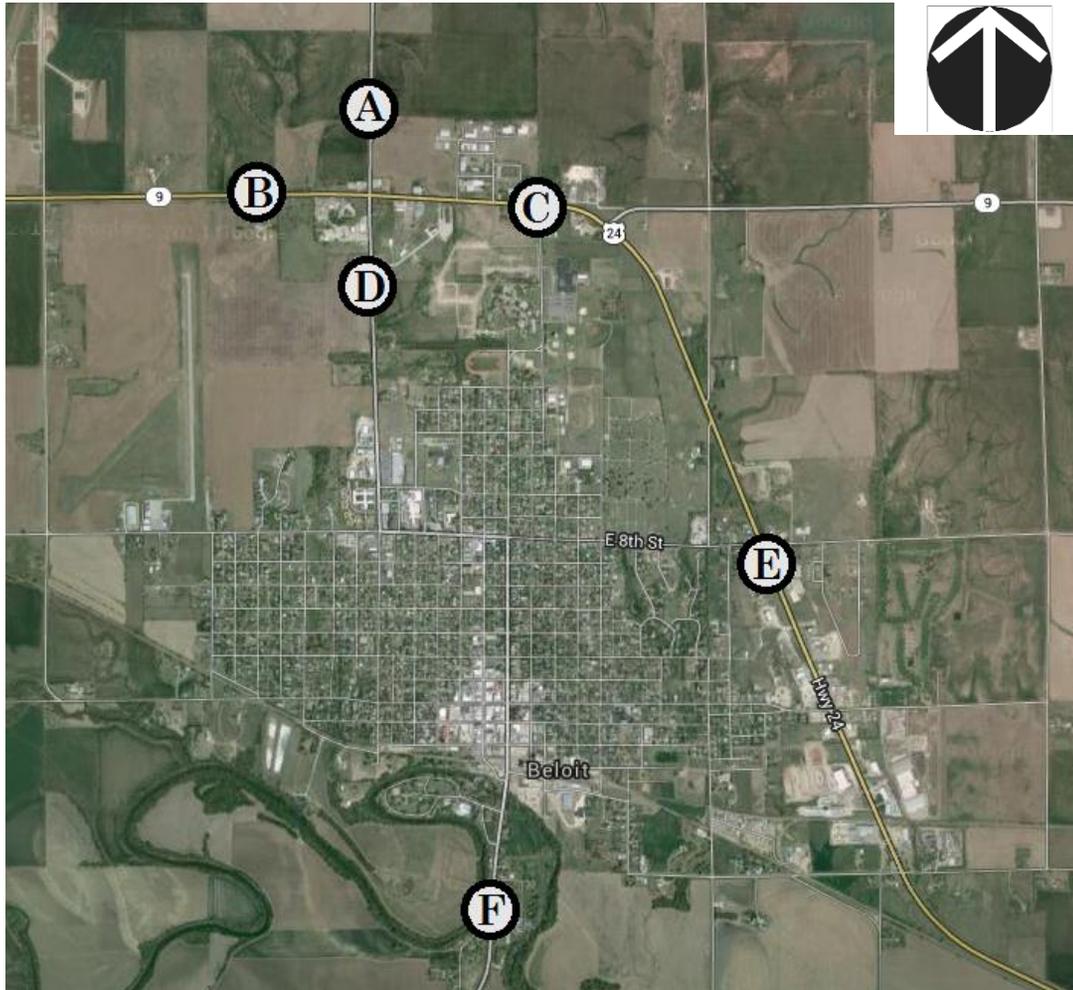
**ILLUSTRATION 5.2**

**December, 2014**

# ANNUAL AVERAGE 24-HOUR TRAFFIC

BELOIT, KANSAS

2014



## 24-HOUR AVERAGE TRAFFIC COUNT

	<u>2011</u>	<u>2012</u>	<u>2013</u>
<u>SEGMENT A</u>			
Total Vehicles	1,250	1,630	1,650
Heavy Commercial Vehicles	170	175	180
<u>SEGMENT B</u>			
Total Vehicles	2,970	3,000	3,030
Heavy Commercial Vehicles	370	375	380
<u>SEGMENT C</u>			
Total Vehicles	3,910	4,850	4,900
Heavy Commercial Vehicles	400	405	410
<u>SEGMENT D</u>			
Total Vehicles	3,560	4,580	4,630
Heavy Commercial Vehicles	270	275	280
<u>SEGMENT E</u>			
Total Vehicles	3,490	3,920	3,960
Heavy Commercial Vehicles	330	335	340
<u>SEGMENT F</u>			
Total Vehicles	1,120	1,400	1,420
Heavy Commercial Vehicles	240	245	250

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ILLUSTRATION 5.3

December, 2014

**SECTION 6**  
**COMMUNITY &**  
**ECONOMIC DEVELOPMENT**  
**PROFILE & PLAN.**



# SECTION 6

## *Community & Economic Development Profile & Plan...*



### INTRODUCTION

This **Section** addresses general strategies, procedures and concepts for **Community and Economic Development** for the next 10 years.

“**Community Development**” is a term that encompasses such varied activities as neighborhood redevelopment, urban design, public facility provisions, Downtown redevelopment and historic preservation. The underlying theme that unifies these activities is the conservation and reuse of existing built development and infrastructure. “**Economic Development**” addresses the topics of *business retention and development and public relations*. The large number of non-resident employees commuting to Beloit alerts the Community leadership and local economic organizations to prepare and implement programs of housing development.

### EXISTING CONDITIONS

The Community of Beloit is located at the junction of Highways 24 and 14 in north central Kansas. Highway 9 also connects with Highway 24 in northeastern Beloit. The City is developed in the valley of the Solomon River and benefits from its tributaries and available natural

resources. The Kyle Railroad Corridor travels almost parallel to the Solomon River, in southern Beloit, buffering the majority of the City from the flood plains of the Solomon River.

The Beloit Planning Commission, in association with the Beloit Planning Steering Committee, identified a need for “Workforce Housing” to enable businesses and industries to expand in Beloit and continue to recruit new businesses to the Community. Other identified needs include the enhancement of Downtown Beloit, the reduction of railroad conflicts for travelers along Highway 14 and the expansion of the street and roads system to improve accessibility within the Corporate Limits of the City.

*Today, Beloit is an attractive Kansas community with a diversified economic base and stable population.* The City serves as a center for tourism, commerce and industry in Mitchell County and plays an integral role in providing commercial and industrial opportunities in north central Kansas.

North Central Kansas Technical College enhances the ability of the Community to attract and retain a well-educated workforce. Beloit possesses an economic advantage with a number of major industries and a high-rated public school system. The Highway 9, 14 and 24 Corridors provide connections from Beloit to major metropolitan areas, such as Denver, Topeka and Kansas City and beyond. Maintaining and developing a variety of businesses and industries, in conjunction with residential growth, will ensure the Community's existence and vibrancy well into the future. With a progressive stance, the City of Beloit will be able to prosper and continue its economic and physical growth throughout the 21<sup>st</sup> Century.



## **COMMUNITY DEVELOPMENT PLAN**

Community development activities are important to sustain the vibrancy of any Community. Urban design guidelines, public facility provisions, historic preservation, neighborhood rehabilitation and reinvestment and the identification of growth areas are key activities that the City of Beloit needs to consider during the next 10+ years. Residential, commercial and industrial growth areas are identified to the west, northwest and north of the City, beyond the Corporate Limits, and highlighted in the **Future Land Use Map, Illustration 4.4.**

### **HOUSING REHABILITATION**

Most of the housing stock in Beloit is well-maintained and in good condition. As the housing stock continues to age, programs such as rehabilitation grants are encouraged to provide all Beloit inhabitants with safe and decent housing. ***A Structural Conditions Survey, completed for the Beloit Community Housing Study, estimated that up to 653 housing structures are in need of moderate rehabilitation, while an additional 90 housing units were identified as needing substantial rehabilitation.***

The utilization of Local, State and Federal funding sources will be vital in providing appropriate incentives for property owners to rehabilitate residential units. Supplementing local programs with additional State and Federal funding, such as Community Development Block Grants (CDBG), will assist the citizens of Beloit in improving and rehabilitating their dwelling units.

### **DOWNTOWN/HIGHWAY COMMERCIAL AREAS**

Downtown Beloit is the City center for government and business activity, but recent commercial development trends have focused on the Highway 14 Corridor in the northern portions of the City. Retail commercial uses outside of the Downtown must be limited in scope as to not diminish the role of Downtown Beloit in the local retail market. A wider variety of retail specialty shops and professional offices are needed in the Downtown to provide goods and services to local citizenry and, potentially, to residents of adjacent Communities and Counties.

The Planning Steering Committee identified a need for business development activities and neighborhood beautification in Downtown Beloit. This includes the creation of gateways and streetscape improvements, Community and family activity centers, improved parking areas and pedestrian connections to the surrounding neighborhoods and City parks. The Steering Committee supported a beautification initiative along Highway Corridors, including street trees, street signage and enhanced pedestrian safety.

Mitchell County Community Development, Beloit Chamber of Commerce, Beloit City Council and Planning Commission, City Administration and Downtown property owners, merchants and civic groups are all working to improve the appearance and viability of the Downtown. To build on successes, “tools of public intervention,” such as Historic Preservation Tax Credits and CDBG must be used creatively and jointly to impact change.

**The City of Beloit will be receiving \$162,693 in state funds from the Kansas Department of Commerce CDBG Commercial Rehabilitation Program, for a local building rehabilitation project. Improvements will include foundation improvements, exterior wall stabilization and wiring upgrades.**



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## Commercial Development.

In order to maintain and expand its commercial enterprises, all sectors of the Beloit retailing industry must work together. Through changes in technology and social behavior, buildings can become functionally and economically obsolete. To enhance the Beloit commercial areas, the following lists of activities were discussed and are recommended to compliment the current redevelopment activities:

- ❖ *Update and enforce minimum building codes to prevent vacant buildings from deteriorating.*
- ❖ *Promote the attitude of **Beloit First**. If a local business has the products residents need, encourage them to purchase products in the Community, rather than in larger Communities such as Concordia and Salina.*
- ❖ *Maintain and improve the aesthetic appearance of Community, including street trees, adequate pedestrian walkways, street lighting, historic signage and welcome banners.*
- ❖ *Strengthen working ties between the City of Beloit and Mitchell County through expanded land use planning, marketing efforts to promote the broad range of tourism, recreational activities and special events held in the Beloit area.*
- ❖ *Encourage the development of additional specialty retail businesses, especially those catering to the needs of residents of Beloit, as well as those of visitors and travelers to the Community.*
- ❖ *Encourage residents to start their own businesses through entrepreneur programs supported in incubator malls or building spaces that have large areas for multiple, individual businesses.*
- ❖ *Support successful home based businesses that have outgrown the “home,” and/or incubator mall, and are in need of permanent commercial or industrial locations.*
- ❖ *Utilize available tourist destinations in Beloit and Mitchell County, including Waconda Lake, as a means of attracting visitors and business to Beloit.*

## HISTORIC PRESERVATION

*The goal of historic preservation is to protect the historic resources of a community and preserve the historic properties and/or districts as a reflection of their heritage.*

Many historic sites and structures exist in Beloit. The preservation of selected residential and commercial buildings is vital to retaining the architectural integrity and heritage of the Community.

To assist in the reuse and renovation of these historic resources, the City of Beloit is encouraged to consider preparing historic preservation guidelines, by also participating in the **Certified Local Government (CLG)** program of the Kansas Historical Society and National Park Service. This process can be facilitated by creating a local Historic Preservation Commission and adopting a local Historic Preservation Ordinance.

The State Historical Preservation Office will afford protection of historic buildings. The buildings listed on the National Register is only an honorarium to promote historic buildings and sites.

and an implementation policy, thus creating a coordinated effort to “recycle” the Community’s infrastructure and to set a standard which retains architectural integrity and heritage.

Buildings in the Downtown and throughout the City listed on the National Register would be eligible for a 20 percent federal tax credit to be deducted against personal federal income taxes of building owners or investors. Buildings that are designated as contributors to the historic district are eligible for a 10 percent credit. For every dollar spent on restoration or renovation of a building, 10 to 20 percent can be deducted. This Federal program has been successful in providing incentives for Downtown rehabilitation projects in Communities of all sizes throughout the Nation.

### NATIONAL “MAIN STREET” PROGRAM LOOK-ALIKE

The State of Kansas does not currently have an active Main Street Program; however, the City of Beloit could facilitate a “Look-Alike” type program for the Downtown. Such a program would greatly benefit the Future of the Downtown through the combination of

historic preservation programs with a four point approach to rejuvenate the Downtown. These four points include the following:

- **Design:** focus on renovating buildings, constructing compatible new buildings, improving signage, creating attractive public open spaces and ensuring planning and zoning regulations support Main Street revitalization.
- **Organization:** building collaboration between organizations, and public and private sector groups.
- **Promotion:** advertising the district to residents, visitors and potential investors.
- **Economic Restructuring:** strengthening the economic foundation of the Downtown.

The primary foundation of such a program is time. Successfully rejuvenated Downtowns do not happen overnight. However, the principles of “Main Street” are proven methods by which America’s small to medium sized communities have rejuvenated their Downtowns.

## **EXISTING ECONOMIC CONDITIONS**

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The existing economic conditions in Beloit are growing at this time and have the potential for increased activities. The City has recognized the need to continue to diversify its economic base of agriculture and traditional heavy industry by focusing more on retail and highway commercial and service-oriented businesses, along with additional light manufacturing industries.

## **ECONOMIC EXPECTATIONS**

Much of the recent economic success of Beloit can be attributed to locally organized efforts to create public and private partnerships. These partnerships have included the involvement of Mitchell County Community Development, Beloit Chamber of Commerce, Northeast Kansas Community Action Partnership, Beloit City Council, Planning Commission and City Administration. The continued efforts of these partnerships will play a vital role in the future economic development activities of Beloit.

Beloit is expected to continue diversifying its business and employment opportunities by attracting unique businesses and industries to the Community. This could be accomplished through a Business Stewardship/Support Program or through the provision of Local, State and/or Federal governmental incentives. Beloit is an excellent location for major industries to locate, available railroad and airport service, as well as its close proximity to the Highway 81 Corridor, a multi-lane highway that connects Interstate 70 in Kansas and Interstate 80 in Nebraska. Appropriate amounts of land, both within and adjacent the Corporate Limits are available for future commercial and industrial developments.

## HOUSING & ECONOMIC DEVELOPMENT

The City of Beloit completed a **Community Housing Study**, in August, 2014, that focused on the housing needs of Beloit for the next 10 to 25 years. The Study documents housing demand for all components of the housing market, with emphasis on all income sectors and specific housing types.

The Beloit Community Housing Study identifies an estimated housing target demand of up to **150 housing units** during the next 10 years, including **82 owner** and **68 rental housing units**, with an additional 262 housing units, consisting of 148 owner and 114 rental units, by 2039. **Targeted housing development by 2024 will add up to \$29 Million in real estate tax base to the local economy.** Development activities need to include the construction of safe, affordable housing for families of all income ranges, including workforce and elderly populations. Primary recommended housing types include single family homes, duplex/triplex and town home developments.

*A shortage of safe, decent and affordable housing presently exists in Beloit. The lack of an appropriate amount of modern rental housing coupled with an expected increase in owner and renter households by 2024 and 2039 will require a variety of new residential developments.*

Housing development in Beloit should be closely monitored by an organized **Community Housing Partnership**. The Partnership should have a close relationship with public and private financing agencies and housing developers to encourage the construction of various housing types in Beloit. Knowledge and implementation of housing programs, including those that support Employers Assistance and Continuum of Residential Retirement programs will ensure housing provision for persons and families of all ages and incomes.



Important to the future economic development success of Beloit is the recognition that **housing is economic development** and should be considered when planning for new job creation. It is recommended that all local and regional housing development entities be supported by public and private organizations in Beloit to continue to implement its housing goals and objectives.

## **BUSINESS & INDUSTRIAL DEVELOPMENT**

Beloit needs to continue to pursue the service, commercial and industrial businesses needed to serve both the Community and Mitchell County. The local health, educational and recreational sectors of the Community should play a major role in attracting new business. Organizations including Mitchell County Community Development, Beloit Chamber of Commerce, North Central Kansas Small Business Development Center, Beloit City Council and Planning Commission, City Administration and the Beloit Housing Authority should work collectively to address the recruitment, planning and financing of new business, industry and housing.

The majority of recent commercial development in Beloit has occurred along the Highway 14 and 24 Corridors with the construction of hotels, fast food restaurants and highway commercial oriented businesses. These Highway Corridors are ideal for future development for these types of commercial entities. Conversely, Downtown Beloit needs to focus on the development and retention of specialty retail, professional office and services.

The retention and expansion of existing businesses should have equal priority to that of new developments. The creation of a detailed Economic Development Strategy for Beloit will pave the road to economic success. ***At a minimum, this initiative should include a detailed listing of service, commercial and industrial business types most appropriate for Beloit.***

### **JOB CREATION**

As discussed throughout this **Comprehensive Plan**, the City of Beloit should be cognizant of an increasing population, with a fairly low unemployment rate. For Beloit to continue to provide its residents with needed services and businesses, **the City will need to actively pursue the creation of up to 120 new jobs, during the next 10 years.** The majority of the new jobs during the planning period should be created in the agricultural and light industrial sectors, keeping pace with today's employment trends in Midwestern Communities. Programs such as Promoting Employment Across Kansas (PEAK), Rural Business Enterprise Grant (RBEG) and the Small Business Administration's

504 Loan Program to assist local startup businesses should be continued to be utilized by area businesses.

**The largest employers in Beloit include AGCO, Mitchell County Hospital Health Systems, Beloit Public Schools, Farmway Cooperative and Hilltop Lodge Nursing Home/Assisted Living. A high percentage of the employees at these industries reside outside of Beloit and commute to work each day.**



## DOWNTOWN REVITALIZATION

The City of Beloit completed a “**Downtown Beloit Vision Needs & Wants Survey**” to assess comprehensive development and revitalization opportunities for the Downtown. This highlighted an analysis of existing issues including, but not limited to, business retention, housing, employment, traffic, sales, physical characteristics (streets, lighting, sidewalks, etc.) and historical significance.

Survey participants identified the needs for Downtown Beloit:

- **Recruitment of new businesses.**
- **Storefront Façade Improvements.**
- **Streetscape Improvements.**
- **Additional public parking.**

Survey participants also identified the following improvements regarding the appearance and sustainability of Downtown Beloit:

- **Special Sales, Events & Welcome Banners.**
- **Street Trees, Benches & Landscaping.**
- **Restoration/Preservation of Historic Buildings.**
- **Upper Level Reuse for Offices and Housing.**
- **Light Pole Signage and Banners.**
- **Improved Streets, Sidewalks & Alleys**
- **Coordinated Business Hours**
- **Marketing of Vacant Buildings**
- **Incubator Business Program**

This Survey will assist in acquiring Local, State and Federal funding sources to ensure a vibrant and functioning Downtown. Sources such as Building Façade Grant Programs, Revolving Loan Programs, Historic Tax Credits and the Neighborhood Stabilization Program are some of the possible funding sources that could be utilized for Downtown enhancement.



**SECTION 7**  
**ENERGY ELEMENT.**



# SECTION 7

## *Energy Element...*

### **INTRODUCTION**

This **Section** of the **City of Beloit Comprehensive Plan** focuses on an “**Energy Element.**” This component of the **Plan** assesses the energy infrastructure and energy use by sector, including residential, commercial, and industrial. This Section is also intended to evaluate the utilization of renewable energy sources and promote energy conservation measures that benefit the Community.

### **PUBLIC POWER DISTRIBUTION**

Energy usage and consumption throughout the City of Beloit has followed the trends prevalent in the State of Kansas. The electric system of Beloit is interconnected with **Mid-Kansas Electric Cooperatives (MKEC)**. Beloit purchases power from MKEC through a 34.5 kV transmission line. Beloit also has agreements with the **Kansas Municipal Energy Agency (KMEA)** to purchase five mega-watts of power from the Grand River Dam Authority (GRDA) .

The City distributes electric power to all properties within the Corporate Limits and to many properties adjacent the City.

Rural properties beyond the electric service area, within the proposed Two-Mile Extra-Territorial Planning Jurisdiction and throughout rural Mitchell County, are distributed by **Rolling Hills Electric Cooperative, Inc.**

**Beloit purchases approximately 98 percent of the electricity it distributes.** The City-owned generation capacity is utilized to distribute electricity more affordably than can be purchased from MKEC during peak summer usage. City peak usage is rated at 19,350 kW, but claims 16,445 kW for accredited continuous peaking capacity. City usage during summer peak demands ranges between 12,000 to 14,000 kW and can serve a peak demand of 19,225 kW.

Beloit owns its electricity utility for the benefit of the Community. The Utility’s goal is to “**minimize the price of electricity to all its customers and to provide long-term price stability.**” Generally, the same electricity rates have been in effect since 1979.

Beloit classifies its customers into residential, small business and large business categories and each category is divided into urban and rural customers.

## **ELECTRICAL ENERGY CONSUMPTION**

The City of Beloit, Kansas “**Integrated Resource Plan 2007-2012**” is the latest available utility assessment. Usage data utilizing 2006 as the base year in this document identified the Residential category as consuming 39 percent of the total system peak demand, followed by Large Business at 28 percent and Small Business at 26 percent. Losses and Unaccounted comprised 7 percent of the total.

Analysis within the Integrated Resource Plan indicates that the City anticipates annual Peak Demand and Energy Sales to annually increase by 0.5 and 1.78 percent respectively.

## **GENERATING RESOURCES**

The City of Beloit utilizes seven internal combustion generators to supply electric power during peak usage periods during summer months. Locally produced power is less expensive than power purchased from the grid, during peak use. These generators are small, rated from 750 kW to 6,000 kW and were installed between 1947 and 1980.

## **GENERATING RESOURCES**

The City supplements its locally generated power with agreements with the Western Area Power Administration, the Federal Agency that produces electricity generated from Hydro-electric dams and the Grand River Dam Authority. Together, these two sources account for a combined 5,000 kW from alternative energy sources.

**Mid-Kansas Electric Cooperatives (MKEC)** has one coal fired generation power plant and five natural gas fired generation plants that produce a total of 554 Megawatts of electricity. Additionally, MKEC has purchase agreements with three wind farms that produce a combined 179 Megawatts of electricity. **Approximately 24 percent of MKEC's total generation capacity is from renewable energy sources.**

### **Conservation Practices.**

The City of Beloit has worked with many of its customers to address conservation practices to both reduce energy consumption and increase conservation practices. The Beloit Electric Utility Department provides infrared energy audits to customers at no charge.

During a three year period, these audits resulted in the following savings:

- Residential = 519,500 kW hours.
- Commercial = 606,145 kW hours.
- Industrial = 1,132,209 kW hours.

The City continues to work with the consumers of energy to put initiatives in place to create new opportunities to reduce consumption and conserve energy.

## ***ENERGY CONSERVATION POLICIES***

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The most effective means for the City of Beloit to reduce its total energy consumption in each of the Energy Sectors (and by energy type) is by conservation practices and continuing to promote the conversion to alternative energy systems when appropriate.

The following is a list of policies to guide energy practices throughout the City:

- ◆ **Providing for the use of “Net Metering.” The use of one or more combinations of the six alternative energy sources to reduce residential, commercial and industrial facilities consumption of energy.**
  - Utilize the Beloit Zoning Regulations to control the placement and operation of alternative energy systems.
- ◆ **The City of Beloit and Mitchell County working jointly in providing for the use and placement of large scale Commercial Wind Energy Conversion Systems, commonly referred to as “Wind Farms” in locations throughout the County.**
  - Require compliance with the Special Use Permit process so that established conditions are met by the applicant.
  - Promote the development of vocational education opportunities in high schools, trade schools, Community and State Colleges and Universities to educate the current and future workforce in alternative energy design, fabrication of equipment and maintenance.
- ◆ **As other sources of Alternative Energy Systems become cost-effective for use in Kansas, amend planning documents of the City to locate and control their operation.**
- ◆ **Continue to promote the use of conservation methods. Reduce consumption of energy in each of the individual sectors including residential, commercial, and industrial.**
  - The placement of large scale wind towers is not compatible with uses in the limited development areas of the Community’s Extra-Territorial Planning Jurisdiction.
  - Promote the expanded use of solar and geothermal exchange energy systems for applications throughout the Beloit Extra-Territorial Planning Jurisdiction.

- ◆ Subareas of the Community, such as the Downtown, a highway commercial or industrial or residential area should be considered for a alternative energy pilot project. An alternative energy source(s) could generate 100 percent of the energy needs for heating and cooling, as an example, promoting affordable development.
  
- ◆ Promote, through public education, the rehabilitation of agricultural, residential, commercial, industrial and public/quasi-public buildings utilizing weatherization methods and energy efficient or “green building” materials in conformance to the “LEED” Certified Building techniques.
  
- ◆ Expand awareness of available incentives from the Energy Division of the Kansas Corporation Commission Programs and Initiatives, including:
  - ◆ Facility Conservation Improvement Program (FCIP): Financing energy-efficiency upgrades in public buildings.
  - ◆ Efficiency Kansas 2.0 (EK2): Affordable financing for energy-efficiency retrofits in homes and small businesses.
  - ◆ Efficiency Kansas-Lighting (EK-L): Affordable financing for energy-efficiency lighting retrofits in small businesses.
  - ◆ Kansas Codes Collaborative: New stakeholder group focusing on codes compliance.
  - ◆ The **Small Business Energy Program** provides energy-efficiency site assessments and recommendations for cost-effective retrofits to selected rural grocery stores.

APPENDIX  
**BELOIT CITIZEN SURVEY  
RESULTS.**



## 1. How long have you lived in Beloit?

	Number of Response(s)	Response Ratio
Less Than 1 Year	7	2.7%
1 to 5 Years	35	13.8%
6 to 10 Years	32	12.6%
11 to 20 Years	26	10.2%
21+ Years	116	45.8%
I do not live in Beloit	9	3.5%
No Responses	28	11.0%
<b>Total</b>	<b>253</b>	<b>100%</b>

## 2. Including yourself, how many persons are there in your family/household?

	Number of Response(s)	Response Ratio
One	19	7.5%
Two	69	27.2%
Three	39	15.4%
Four	53	20.9%
Five	29	11.4%
Six or More	16	6.3%
No Responses	28	11.0%
<b>Total</b>	<b>253</b>	<b>100%</b>

### 3. How many persons in your family are in each of the following age groups?

1 = 1, 2 = 2, 3 = 3, 4 = 4, 5 = 5+

Top number is the count of respondents selecting the option. Bottom % is percent of the total respondents selecting the option.

	1	2	3	4	5
Less Than 18 Years	47 39%	45 37%	20 17%	6 5%	3 2%
18 to 24 Years	41 71%	14 24%	3 5%	0 0%	0 0%
25 to 34 Years	29 43%	36 54%	0 0%	2 3%	0 0%
35 to 44 Years	33 48%	34 49%	1 1%	0 0%	1 1%
45 to 54 Years	32 48%	34 52%	0 0%	0 0%	0 0%
55 to 64 Years	27 57%	18 38%	1 2%	0 0%	1 2%
65 to 74 Years	12 44%	15 56%	0 0%	0 0%	0 0%
75+ Years	6 55%	5 45%	0 0%	0 0%	0 0%

**4. Check all that apply.**

	<b>Number of Response(s)</b>	<b>Response Ratio</b>
I am a graduate of Beloit Public/Parochial Schools.	106	60.5%
I have children attending Beloit Public/Parochial Schools.	97	55.4%
Beloit Public/Parochial Schools were a factor in my decision to locate in Beloit.	57	32.5%
<b>Total</b>	<b>175</b>	<b>100%</b>

**5. Are there sufficient routes to school for children?**

	<b>Number of Response(s)</b>	<b>Response Ratio</b>
Yes	140	55.3%
No	58	22.9%
No Responses	55	21.7%
<b>Total</b>	<b>253</b>	<b>100%</b>

**6. If No to Question #5, what could be done to improve the safety of children commuting to and from school?**

60 Response(s)

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**7. Would you recommend Beloit Public/Parochial Schools to parents?**

	<b>Number of Response(s)</b>	<b>Response Ratio</b>
Yes	201	79.4%
No	9	3.5%
No Responses	43	16.9%
<b>Total</b>	<b>253</b>	<b>100%</b>

**8. What new public recreational opportunities should be considered for Beloit?**

99 Response(s)

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**9. Is there a need for a Community-owned recreational building in Beloit?**

	<b>Number of Response(s)</b>	<b>Response Ratio</b>
Yes	98	38.7%
No	75	29.6%
No Responses	80	31.6%
<b>Total</b>	<b>253</b>	<b>100%</b>

**10. What three new businesses would you like to see in Beloit?**

147 Response(s)

**11. What three services would you like to see offered in the City of Beloit that are currently not available?**

58 Response(s)

**12. Please rate the quality of the following Community Services and Public Facilities in Beloit.**

**1 = Excellent, 2 = Good, 3 = Fair, 4 = Poor**

Top number is the count of respondents selecting the option. Bottom % is percent of the total respondents selecting the option.

	<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>
Church	125 68%	50 27%	8 4%	0 0%
Grocery Store	4 2%	48 26%	89 48%	46 25%
Pharmacy	101 54%	72 39%	13 7%	0 0%
Fire Protection	90 49%	86 46%	8 4%	1 1%
City Offices	36 20%	98 53%	45 24%	5 3%
Parks/Recreation	48 26%	91 49%	37 20%	8 4%
Wellness/Fitness Center	89 48%	72 39%	16 9%	8 4%
Garbage Collection	70 37%	87 47%	22 12%	8 4%
Local Government	10 5%	69 37%	81 44%	25 14%
Cable TV	28 16%	66 37%	57 32%	29 16%

**13. CONTINUED: Please rate the quality of the following Community Services and Public Facilities in Beloit.**

**1 = Excellent, 2 = Good, 3 = Fair, 4 = Poor**

Top number is the count of respondents selecting the option. Bottom % is percent of the total respondents selecting the option.

	<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>
Discount/Variety Store	10 5%	79 43%	72 39%	23 13%
Downtown Businesses	10 5%	70 38%	77 42%	28 15%
Senior Center	15 9%	104 65%	37 23%	5 3%
Post Office	24 13%	114 62%	42 23%	3 2%
Restaurant/Cafe	14 8%	71 38%	67 36%	34 18%
Convenience Store	27 15%	110 60%	41 22%	5 3%
Streets/Sidewalks	4 2%	64 34%	71 38%	47 25%
Utilities	16 9%	81 44%	61 33%	26 14%
Retail Goods/Services	2 1%	77 42%	78 43%	26 14%
Employment Opportunities	10 5%	67 37%	71 39%	34 19%

**14. CONTINUED: Please rate the quality of the following Community Services and Public Facilities in Beloit.**

**1 = Excellent, 2 = Good, 3 = Fair, 4 = Poor**

Top number is the count of respondents selecting the option. Bottom % is percent of the total respondents selecting the option.

	<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>
Repair Services	32 18%	99 55%	45 25%	5 3%
Entertainment	5 3%	47 26%	87 48%	42 23%
Library	66 36%	87 48%	26 14%	2 1%
Medical Clinic	57 31%	84 46%	27 15%	15 8%
Police Protection	35 19%	93 51%	43 23%	13 7%
Bank	84 45%	91 49%	9 5%	1 1%
Schools	90 49%	76 42%	13 7%	3 2%
Child Care Opportunities	21 13%	67 40%	48 29%	32 19%
Other	2 11%	7 37%	5 26%	5 26%
25 Comment(s)				

**15. Please rate the most important business/industry sectors to the City of Beloit.**

**1 = Extremely Important, 2 = Very Important, 3 = Important, 4 = Neutral/No Opinion, 5 = Not Important**

Top number is the count of respondents selecting the option. Bottom % is percent of the total respondents selecting the option.

	<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>5</b>
Farming/Agriculture	139 77%	34 19%	5 3%	2 1%	0 0%
Manufacturing	108 64%	46 27%	14 8%	1 1%	0 0%
Wholesale Trade	20 13%	56 35%	60 38%	22 14%	1 1%
Retail Trade	31 19%	56 34%	66 40%	10 6%	1 1%
Utilities	44 28%	61 38%	44 28%	10 6%	1 1%
Railroad	24 15%	46 29%	59 37%	26 16%	3 2%
Information	15 9%	48 30%	55 35%	39 25%	2 1%
Health	101 60%	49 29%	12 7%	4 2%	1 1%
Leisure/Hospitality/ Tourism	21 13%	49 31%	61 38%	21 13%	8 5%
Government	32 20%	45 28%	59 37%	19 12%	4 3%

**16. CONTINUED: Please rate the most important business/industry sectors to the City of Beloit.**

**1 = Extremely Important, 2 = Very Important, 3 = Important, 4 = Neutral/No Opinion, 5 = Not Important**

Top number is the count of respondents selecting the option. Bottom % is percent of the total respondents selecting the option.

	<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>5</b>
Medical/Emergency	131 77%	32 19%	6 4%	1 1%	0 0%
Automotive	21 13%	60 38%	71 44%	8 5%	0 0%
Retail	23 14%	72 45%	58 36%	7 4%	0 0%
Entertainment	18 11%	66 41%	61 38%	12 8%	3 2%
Financial Activities	25 15%	57 35%	64 40%	15 9%	1 1%
Professional & Business	33 20%	63 39%	55 34%	10 6%	0 0%
Education	118 71%	38 23%	6 4%	5 3%	0 0%
Home-Based Businesses	10 6%	28 18%	63 40%	51 32%	5 3%
Law Enforcement/Fire Protection	93 56%	48 29%	19 12%	5 3%	0 0%
Other	2 13%	3 19%	4 25%	7 44%	0 0%

5 Comment(s)

**17. Which transportation items need to be addressed in Beloit?**

**1 = Greatly Needed, 2 = Somewhat Needed, 3 = Not Needed**

Top number is the count of respondents selecting the option. Bottom % is percent of the total respondents selecting the option.

	<b>1</b>	<b>2</b>	<b>3</b>
Traffic Safety Improvements	32 21%	87 56%	35 23%
Pedestrian/Trails Connections	69 45%	58 37%	28 18%
School Traffic Circulation	52 34%	75 49%	27 18%
Improved Traffic Control	13 8%	81 53%	59 39%
Improved Truck Routes	20 13%	87 55%	50 32%

**18. CONTINUED: Which transportation items need to be addressed in Beloit?**

**1 = Greatly Needed, 2 = Somewhat Needed, 3 = Not Needed**

Top number is the count of respondents selecting the option. Bottom % is percent of the total respondents selecting the option.

	<b>1</b>	<b>2</b>	<b>3</b>
Highway Corridor Enhancements	41 28%	64 43%	43 29%
Access Management (Frontage Roads, Parking Lots, etc.)	31 21%	73 49%	45 30%
Reduce Railroad/City Conflicts	76 49%	55 35%	24 15%
More Parking	43 28%	75 48%	38 24%
Control Storm Water Runoff	41 27%	79 52%	32 21%
Reducing Traffic Congestion	5 3%	38 26%	105 71%
34 Comment(s)			

**19. The Appearance of the City of Beloit can be improved with...**

**1 = Strongly Agree, 2 = Agree, 3 = No Opinion, 4 = Disagree, 5 = Strongly Disagree**

Top number is the count of respondents selecting the option. Bottom % is percent of the total respondents selecting the option.

	<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>5</b>
Street & Pedestrian Lighting	27 17%	72 46%	34 22%	17 11%	5 3%
Special Sales, Events and Welcome Banners	19 12%	74 48%	34 22%	23 15%	4 3%
Crosswalk Enhancements	30 19%	57 37%	45 29%	19 12%	5 3%
Street Trees, Benches and Landscaping	27 17%	82 52%	30 19%	18 11%	2 1%
Pedestrian seating areas and Sidewalk Cafes	25 16%	60 38%	45 29%	24 15%	3 2%
Vehicular Traffic Safety	10 6%	54 35%	68 44%	19 12%	4 3%
Coordinated Traffic Control Lighting.	23 15%	45 29%	48 31%	29 19%	9 6%

**20. CONTINUED: The Appearance of the City of Beloit can be improved with...**

**1 = Strongly Agree, 2 = Agree, 3 = No Opinion, 4 = Disagree, 5 = Strongly Disagree**

Top number is the count of respondents selecting the option. Bottom % is percent of the total respondents selecting the option.

	<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>5</b>
Directional Signage	19 13%	49 33%	65 43%	15 10%	2 1%
Restoration/Preservation of Historic Buildings	43 28%	59 38%	39 25%	11 7%	2 1%
Gateway Entrance Signage and Advertising	30 20%	61 40%	45 29%	13 8%	4 3%
Design Guidelines for Facades, Awnings, etc.	22 14%	46 30%	56 36%	24 16%	6 4%
Safer Railroad Crossings	73 48%	38 25%	33 22%	5 3%	3 2%
Other	6 23%	2 8%	15 58%	2 8%	1 4%

20 Comment(s)

**21. The Sustainability of the City of Beloit can be improved with...**

**1 = Strongly Agree, 2 = Agree, 3 = No Opinion, 4 = Disagree, 5 = Strongly Disagree**

Top number is the count of respondents selecting the option. Bottom % is percent of the total respondents selecting the option.

	<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>5</b>
Water, Sewer & Utility Replacement	53 34%	70 45%	25 16%	4 3%	2 1%
Improved Streets, Sidewalks & Alleys	66 43%	65 42%	17 11%	6 4%	1 1%
Additional Pedestrian Safety Measures	36 24%	50 33%	44 29%	15 10%	5 3%
Additional Parking for Businesses in Downtown	27 18%	60 39%	42 27%	20 13%	4 3%
Burying Overhead Utility Lines	27 18%	43 28%	65 42%	15 10%	4 3%
Business Retention, Recruitment & Expansion	83 54%	55 35%	15 10%	1 1%	1 1%

**22. CONTINUED: The sustainability of the City of Beloit can be improved with...**

**1 = Strongly Agree, 2 = Agree, 3 = No Opinion, 4 = Disagree, 5 = Strongly Disagree**

Top number is the count of respondents selecting the option. Bottom % is percent of the total respondents selecting the option.

	<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>5</b>
Marketing of Sales & Festivals	45 29%	72 46%	29 19%	8 5%	1 1%
Coordinated Business Hours	37 24%	79 51%	34 22%	3 2%	1 1%
Designation of Historic Districts	16 10%	45 29%	68 44%	21 14%	3 2%
Increased Marketing of Vacant Buildings	58 37%	78 49%	18 11%	4 3%	0 0%
Development of an Incubator Business Program.	28 18%	55 36%	65 42%	4 3%	1 1%
Reducing Utility Costs with Alternative Energy Sources	62 40%	62 40%	24 15%	8 5%	0 0%
Other	9 36%	3 12%	12 48%	1 4%	0 0%
18 Comment(s)					

**23. Where should future residential growth in Beloit take place? Check all that apply.**

	Number of Response(s)	Response Ratio
North	110	74.8%
South	31	21.0%
East	74	50.3%
West	77	52.3%
<b>Total</b>	<b>147</b>	<b>100%</b>

**24. Should the role of Downtown Beloit be expanded with new commercial and entertainment facilities?**

	Number of Response(s)	Response Ratio
Yes	132	52.1%
No	23	9.0%
No Responses	98	38.7%
<b>Total</b>	<b>253</b>	<b>100%</b>

**25. Should new commercial and entertainment facilities be expanded along Highway Corridors? If No, where should future commercial and entertainment facilities be developed?**

	Number of Response(s)	Response Ratio
Yes	122	48.2%
No	25	9.8%
No Responses	106	41.8%
<b>Total</b>	<b>253</b>	<b>100%</b>
32 Comment(s)		

**26. Do you support strict enforcement of City ordinances regarding parking, junk vehicles and property maintenance?**

	Number of Response(s)	Response Ratio
Yes	126	49.8%
No	32	12.6%
No Responses	95	37.5%
<b>Total</b>	<b>253</b>	<b>100%</b>

**27. Do you rent or own your place of residence?**

	<b>Number of Response(s)</b>	<b>Response Ratio</b>
Own	141	55.7%
Rent	17	6.7%
No Responses	95	37.5%
<b>Total</b>	<b>253</b>	<b>100%</b>

**28. Describe the type of housing you currently reside in.**

	<b>Number of Response(s)</b>	<b>Response Ratio</b>
House	155	61.2%
Mobile Home	0	0.0%
Apartment	2	<1%
Town Home/Duplex	2	<1%
No Responses	94	37.1%
<b>Total</b>	<b>253</b>	<b>100%</b>

**29. Are you satisfied with your current place of residence? If No, why not?**

	Number of Response(s)	Response Ratio
Yes	134	52.9%
No	25	9.8%
No Responses	94	37.1%
<b>Total</b>	<b>253</b>	<b>100%</b>
30 Comment(s)		

**30. How would you rate the condition of your home or place of residence? If minor or major Repair is needed to your home, please describe the type of repair needed.**

	Number of Response(s)	Response Ratio
Excellent	58	22.9%
Good	65	25.6%
Fair - Needs Minor Rehabilitation	29	11.4%
Poor - Needs Major Rehabilitation	5	1.9%
No Responses	96	37.9%
<b>Total</b>	<b>253</b>	<b>100%</b>
18 Comment(s)		

**31. Which of the following housing types are needed in Beloit?**

**1 = Greatly Needed, 2 = Somewhat Needed, 3 = Not Needed**

Top number is the count of respondents selecting the option. Bottom % is percent of the total respondents selecting the option.

	<b>1</b>	<b>2</b>	<b>3</b>
Housing for Low-Income Families	64 44%	64 44%	16 11%
Housing for Middle-Income Families	114 77%	31 21%	4 3%
Housing for Upper-Income Families	19 13%	54 37%	72 50%
Housing for Single Parent Families	58 40%	77 53%	11 8%
Housing for Existing/New Employees	77 53%	60 41%	8 6%
Single Family Housing	76 54%	61 43%	5 4%
General Rental Housing	83 58%	53 37%	8 6%
Manufactured Homes	27 20%	73 53%	37 27%
Mobile Homes	7 5%	20 14%	111 80%
Condominiums and/or Townhomes	33 24%	57 41%	48 35%

**32. CONTINUED: Which of the following housing types are needed in Beloit?**

**1 = Greatly Needed, 2 = Somewhat Needed, 3 = Not Needed**

Top number is the count of respondents selecting the option. Bottom % is percent of the total respondents selecting the option.

	<b>1</b>	<b>2</b>	<b>3</b>
Duplex Housing	41 29%	76 54%	24 17%
Apartment Complex (3 to 12 Units)	46 33%	68 48%	27 19%
Rehabilitation of Owner-Occupied Housing	70 50%	63 45%	8 6%
Rehabilitation of Renter-Occupied Housing	75 54%	56 40%	9 6%
Housing Choices for First-Time Homebuyers	81 57%	58 41%	4 3%
Short-Term Single Family Rent-To-Own (3 to 5 Years)	43 31%	65 47%	29 21%
Long-Term Single Family Rent-To-Own (6 to 15 Years)	49 36%	67 49%	20 15%
Short-Term Duplex/Townhouse Rent-To-Own	22 17%	61 46%	50 38%
Long-Term Duplex/Townhouse Rent-To-Own	24 18%	62 47%	47 35%

**33. CONTINUED: Which of the following housing types are needed in Beloit?**

**1 = Greatly Needed, 2 = Somewhat Needed, 3 = Not Needed**

Top number is the count of respondents selecting the option. Bottom % is percent of the total respondents selecting the option.

	<b>1</b>	<b>2</b>	<b>3</b>
One Bedroom Apartment or House	16 12%	68 52%	47 36%
Two Bedroom Apartment or House	63 44%	69 49%	10 7%
Three Bedroom Apartment or House	93 67%	42 30%	3 2%
Independent Living Housing for persons with a Mental/ Physical Disability	23 17%	80 58%	34 25%
Group Home Housing for persons with a Mental/ Physical Disability	18 13%	85 62%	35 25%
Housing in Downtown	16 11%	49 35%	75 54%
Retirement Housing (Rental)	39 27%	87 60%	18 13%
Retirement Housing (Owner)	38 27%	77 55%	24 17%

**34. CONTINUED: Which of the following housing types are needed in Beloit?**

**1 = Greatly Needed, 2 = Somewhat Needed, 3 = Not Needed**

Top number is the count of respondents selecting the option. Bottom % is percent of the total respondents selecting the option.

	<b>1</b>	<b>2</b>	<b>3</b>
Retirement Housing for Low-Income Elderly Persons	58 43%	68 50%	10 7%
Retirement Housing for Middle-Income Elderly Persons	55 41%	72 54%	6 5%
Retirement Housing for Upper-Income Elderly Persons	18 13%	68 51%	48 36%
Licensed Assisted Living Facility with Specialized Services	39 30%	60 46%	32 24%
Single Room Occupancy Housing	16 12%	53 41%	60 47%
Short-Term Emergency Shelters (30 Days or Less)	18 14%	56 43%	56 43%
Long-Term Shelters (30-90 Days)	9 7%	42 33%	78 60%
Transitional/ Temporary Housing	15 12%	62 48%	51 40%
Other	1 6%	6 38%	9 56%
5 Comment(s)			

**35. Would you support Beloit using State or Federal grant funds to conduct an Owner Housing Rehabilitation Program?**

	<b>Number of Response(s)</b>	<b>Response Ratio</b>
Yes	136	53.7%
No	13	5.1%
No Responses	104	41.1%
<b>Total</b>	<b>253</b>	<b>100%</b>

**36. Would you support Beloit using State or Federal grant funds to conduct a Renter Housing Rehabilitation Program?**

	<b>Number of Response(s)</b>	<b>Response Ratio</b>
Yes	119	47.0%
No	32	12.6%
No Responses	102	40.3%
<b>Total</b>	<b>253</b>	<b>100%</b>

**37. Would you support Beloit establishing a local program that would purchase dilapidated houses, tear down the houses and make the lots available for a family or individual to build a house?**

	<b>Number of Response(s)</b>	<b>Response Ratio</b>
Yes	137	54.1%
No	18	7.1%
No Responses	98	38.7%
<b>Total</b>	<b>253</b>	<b>100%</b>

**38. Would you support Beloit using grant dollars to purchase, rehabilitate and resale vacant housing in the Community?**

	<b>Number of Response(s)</b>	<b>Response Ratio</b>
Yes	127	50.1%
No	22	8.6%
No Responses	104	41.1%
<b>Total</b>	<b>253</b>	<b>100%</b>

**39. Would you support Beloit using State or Federal grant dollars to provide down payment assistance to first-time home buyers?**

	<b>Number of Response(s)</b>	<b>Response Ratio</b>
Yes	103	40.7%
No	46	18.1%
No Responses	104	41.1%
<b>Total</b>	<b>253</b>	<b>100%</b>

**40. Please provide any additional comments regarding the future of the City of Beloit.**

38 Response(s)