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A CASE STUDY OF CONTROLLING LAND USE IN  
AN UNINCORPORATED AREA IN POTTOWATOMIE  
COUNTY, KANSAS

by

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A MASTER'S REPORT

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requirements for the degree

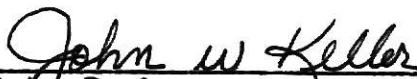
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## INTRODUCTION

The study area of this report was selected because of its proximity to Manhattan and that the area seemed to be in the path of a logical growth corridor for development.

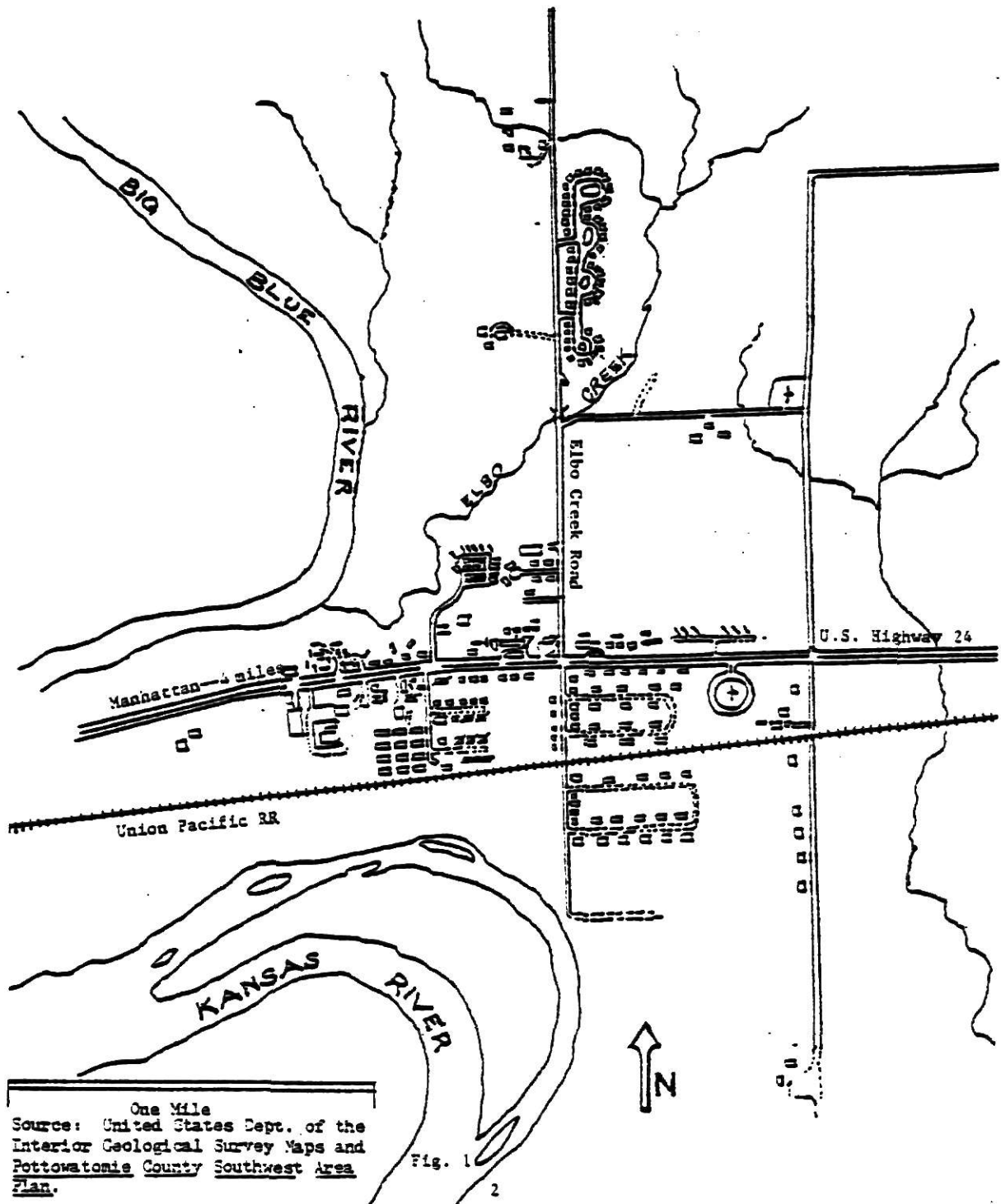
When observed, the area typified many physical manifestations of American growth patterns, leap frogging and discontinuous land use,<sup>1</sup> strip development,<sup>2</sup> mixed land uses, speculative erection,<sup>3</sup> substandard housing, poor street layout and generally inadequate land use controls. Thus, the study area could divulge a wealth of knowledge about the development process and its effects both socially and physically in one small easily accessible area. (Note: A behavior setting survey of a housing project called "Timber Creek" which is located in the study provided some impetus to the study area selection.)

The study area is an unincorporated 25 square mile area located in Blue Township Pottowatomie County, Kansas and is approximately 4 miles East of Manhattan, Kansas on U.S. Highway 24 (see Figure 1).

The boundaries of the study area were set to include a sampling of the various land uses residential, commercial and agricultural that were typical in the area. Grouped together the land uses form the aforementioned growth patterns, and thus warranted the author's interest.

The results of this report are not to be considered statistically significant for any other area similar in size or shape. Only that

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the discussion of the dynamics of the development process as it manifested itself in the study area, and its exponential effects upon the area could be helpful in explaining similar development processes in other urban fringe areas. The type of areas that provide the living environment for 3.6 out of 10 people residing in the contiguous United States.<sup>4</sup> (Source: U. S. Department of Commerce.)

## PHYSICAL CHARACTERISTICS OF THE STUDY AREA

This section is not intended to be a detailed analysis of the physical features of the study areas, but is intended to provide an overview of the area for generalized analysis and an introduction to the area. All of the physical characteristics will be overlaid on the base map area in a "composite" McHarg suitability approach.<sup>1</sup>

The study area is predominately a low flat alluvial flood plain that has been formed by the flooding, receding and the meandering of the Kansas River, Big Blue River, and Elbo Creek--Figure 2 Flooding and Drainage Map. The flooding potential of the two major rivers has been significantly altered by the construction of the Tuttle Creek flood control Reservoir on Big Blue River. But the threat of serious flood damage is still present in the area as the results of the Department of Housing and Urban Development flood plan map clearly demonstrates (panel no. 2006210010A) (see Figure 2--Flood Plain and Drainage Map).

Potential flooding is also depicted along Elbo Creek and the run-off from Pottowatomie State lake number 2 (not shown). The overall drainage of the study area is relatively poor and pools of standing water were observed in the area after moderate rainfall.

This drainage problem and the potential flooding of some areas is a physical drawback to speculative development in some parts of the study area.