

# Buildable Vacant Lot Activity

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## 2009 Buildable Vacant Lot Highlights

- 1.** There were 202 buildable, single-family lots in and around Wichita added to the base inventory and 600 building permits issued during 2009. This resulted in a net decrease of approximately 398 lots to the area's total supply during 2009.
- 2.** The cumulative supply of single-family building lots in the seven growth areas in and around Wichita decreased during 2009 to 3,026.
- 3.** Despite the above decreases, the rate of consumption of vacant buildable lots with construction of new homes decreased even more.
- 4.** Including the activity of the last 12 months, the Wichita urbanized area currently has a 6.0-year supply of vacant residential building lots, which is up from the previous twelve-month period (4.76 years). This means there could be a 6-year lag before homes on these lots begin to effect the transportation system.
- 5.** The seven urbanized growth sub-areas have a supply of lots ranging from 4.9 years in the Southeast area to 14.1 years in the South area. This means that the lag on the transportation system within the Wichita area is variable which merits additional study as future projections are developed.
- 6.** The largest net increase in full service lots was 114 added in the Southeast growth area followed by 39 added in the Northeast area.

# Buildable Vacant Lot Activity

## DEFINITION AND METHODOLOGY

Between the process of subdividing land for new homes and the issuing of a permit to build a home, comes the task of extending services to a residential lot. The services that need to be extended include water, sewer, and roads. **Full service single-family building lots are defined as those lots which are subdivided zoned for single-family residential use and have the following municipal services: public water, public sewer and paved streets in place.** Once these services are in place the lot becomes buildable. In other words, the permit to build the house can be obtained.

The Buildable Vacant Lot Activity section of Development and Transportation Trends looks at single-family residential development within Wichita and the Wichita 2030 Urban Growth Area at the point that land has been zoned, subdivided, and services extended. It does not address infill development due to the difficulty of determining the availability of vacant lots in older core area subdivisions, but tracks the supply of and demand for “full service, single-family building lots” in the major growth areas. Also, it does not address vacant buildable lots in the

small cities or rural areas due to inconsistency of data.

The change in available buildable lots is determined by adding to the number of existing buildable lots (at the end of the previous year) the number of new residential lots that have had sewer, water, and streets built during the twelve-month reporting period. Then, subtracted from that number are the number of building permits for single-family homes on similar lots that were issued during the same time period. This is done because these lots have been “used up” and, hence, are removed from the total remaining inventory of available lots. A simplified formula would be:

$$\textit{Previous Year Existing Buildable Lots} + \textit{New Buildable Lots} - \textit{Single Family Building Permits} = \textit{Available Buildable Lots}$$

The information on municipal services available to vacant residential lots is provided by the Public Works Department, Engineering Division, of the City of Wichita. Information on the number of single-family building permits issued is provided by the City’s Office of Central Inspection and Sedgwick County Code Enforcement.

An inventory of buildable vacant lots was first developed in 1985 for areas of Wichita that were seeing rapid development activity. The inventory did not take into account older parts of Wichita that may have had vacant lots in older established neighborhoods due mainly to ownership issues. However, some areas have been added over time when a new subdivision with contiguous lots for new homes is developed. No other city within the WAMPO region has created and maintained a baseline of vacant buildable lots.

Tracking buildable vacant lots does have some value for transportation planning. First, these lots represent a direct expansion of transportation

infrastructure. While the roads are nearly always local roads that would not qualify for federal funding, these developments can impact major arterials with the need to add turn lanes, traffic signals, road widening or other improvements either directly or as a result of several developments increasing traffic over time.

Second, given the rate of building activity, the available lots give a timeline for build-out in active subdivisions in different parts of Wichita. This helps with making population projections for the Metropolitan Transportation Plan.

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## BUILDING LOT INVENTORY

The map, charts, and tables in this section present data on available residential building lots in the Wichita urbanizing, fringe area. Data are displayed geographically at two levels: by each square mile or map section number and the larger aggregated Wichita growth sub-areas (i.e., the North, Northeast, Southeast, South, Southwest, Northwest and Central growth areas of Wichita). Growth (or planning) sub-areas are divisions of Wichita and its 2030 Urban Growth Area which

correspond to the data collection geography used in the Wichita-Sedgwick County Comprehensive Plan (2005 Update).

Tables 7 through 9 give the numerical totals by growth sub-area for 2008 and 2009 plus a five-year average for the years 2004 to 2008. The tables also show the percent change in each growth area for the three variables: lots added, permits issued, and the resulting number of buildable lots at the end of 2009.

TABLE 7

Residential Buildable Lots Added by 2030 Urban Growth Sub-Area				
AREA	2008	2009	% Change	2004-2008
	Jan. - Dec.	Jan. - Dec.	2008 to 2009	5-Year Averages
WICHITA CENTRAL	0	0	0.0%	6
WICHITA NORTHEAST	185	39	-78.9%	303
WICHITA NORTH	171	0	-100.0%	118
WICHITA NORTHWEST	374	29	-92.2%	580
WICHITA SOUTHEAST	128	114	-10.9%	191
WICHITA SOUTH	61	20	-67.2%	120
WICHITA SOUTHWEST	176	0	-100.0%	154
<b>TOTAL</b>	<b>1095</b>	<b>202</b>	<b>-81.6%</b>	<b>1473</b>

TABLE 8

Residential Building Permits Issued by 2030 Urban Growth Sub-Area				
AREA	2008	2009	% Change	2004-2008
	Jan. - Dec.	Jan. - Dec.	2008 to 2009	5-Year Averages
WICHITA CENTRAL	4	0	-100.0%	13
WICHITA NORTHEAST	193	102	-47.2%	343
WICHITA NORTH	79	71	-10.1%	97
WICHITA NORTHWEST	320	234	-26.9%	497
WICHITA SOUTHEAST	187	115	-38.5%	217
WICHITA SOUTH	51	25	-51.0%	77
WICHITA SOUTHWEST	76	53	-30.3%	133
<b>TOTAL</b>	<b>910</b>	<b>600</b>	<b>-34.1%</b>	<b>1378</b>

TABLE 9

Residential Buildable Lots Available by 2030 Urban Growth Sub-Area				
AREA	2008	2009	% Change	2004-2008
	Jan. - Dec.	Jan. - Dec.	2008 to 2009	5-Year Averages
WICHITA CENTRAL	4	4	0.0%	18
WICHITA NORTHEAST	678	615	-9.3%	784
WICHITA NORTH	447	376	-15.9%	325
WICHITA NORTHWEST	1206	1001	-17.0%	1168
WICHITA SOUTHEAST	451	450	-0.2%	491
WICHITA SOUTH	333	328	-1.5%	308
WICHITA SOUTHWEST	305	252	-17.4%	318
<b>TOTAL</b>	<b>3424</b>	<b>3026</b>	<b>-11.6%</b>	<b>3411</b>

# Buildable Vacant Lot Activity

**Table 10** describes the buildable lot supply for each of the Wichita urbanized growth sub-areas. The buildable lot supply is determined by adding to the base (carried over from the previous reporting period), the number of new lots created, then subtracting the number of building permits issued. The supply of lots for all growth areas is 6.04, meaning that if platting and building trends experienced between January 1, 2009 and December 31, 2009 continue at the same rate, then a 6.04-year supply of vacant, developable lots exists in the Wichita urbanized area. This compares

to a 4.76-year supply in 2008.

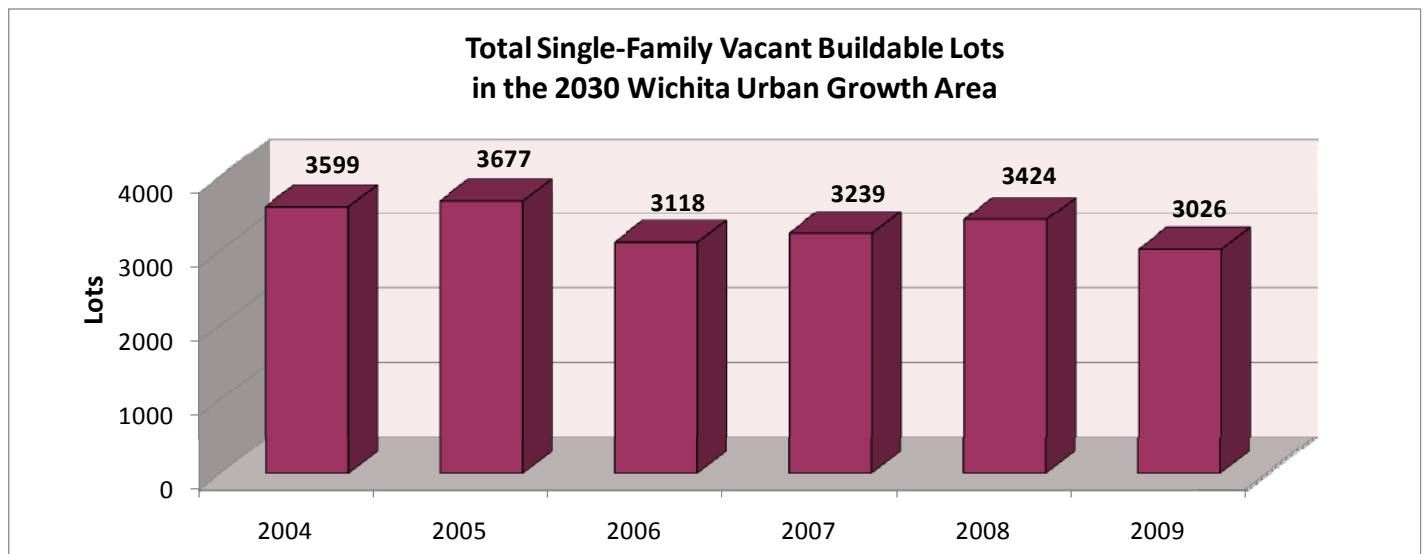
**Figure 12** illustrates the number of single-family buildable lots from 2004 to 2009.

Changes in the amount of building activity, by Wichita urbanized growth sub-area, are portrayed in **Figure 13**. This figure shows the number of new lots created, the number of building permits issued and the resulting number of available lots over the past three years.

**TABLE 10**

2009 Single-Family Residential Buildable Lot Supply by 2030 Wichita Urban Growth Sub-Area							
	SINGLE-FAMILY BUILDABLE LOTS AS OF 12-31-08	SINGLE-FAMILY BUILDING PERMITS 1-1-08 TO 12-31-08	SINGLE-FAMILY BUILDABLE LOTS ADDED 1-1-08 TO 12-31-08	SINGLE-FAMILY BUILDABLE LOTS AS OF 12-31-09	GROWTH AREA ANNUAL SUPPLY RATE (in Years) 12-31-08 TO 12-31-09	GROWTH AREA ANNUAL SUPPLY RATE (in Years) 12-31-07 TO 12-31-08	%CHANGE SUPPLY RATE 12-31-08 TO 12-31-09 COMPARED TO AS OF 12-31-07
WICHITA CENTRAL	4	0	0	4	--	2.00	-100.00%
WICHITA NORTHEAST	678	102	39	615	7.03	4.51	55.86%
WICHITA NORTH	447	71	0	376	6.30	6.66	-5.47%
WICHITA NORTHWEST	1206	234	29	1001	5.28	4.77	10.65%
WICHITA SOUTHEAST	451	115	114	450	4.91	3.41	44.08%
WICHITA SOUTH	333	25	20	328	14.12	7.53	87.52%
WICHITA SOUTHWEST	305	53	0	252	5.75	5.01	14.86%
<b>TOTAL</b>	<b>3424</b>	<b>600</b>	<b>202</b>	<b>3026</b>	<b>6.04</b>	<b>4.76</b>	<b>26.96%</b>

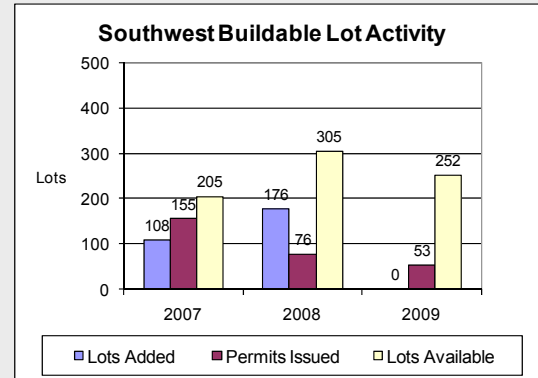
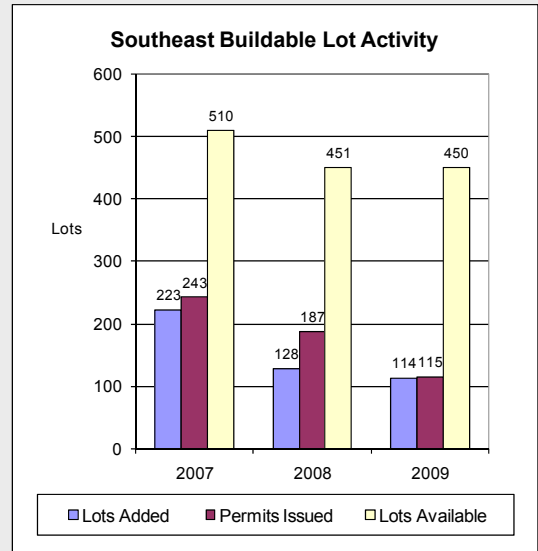
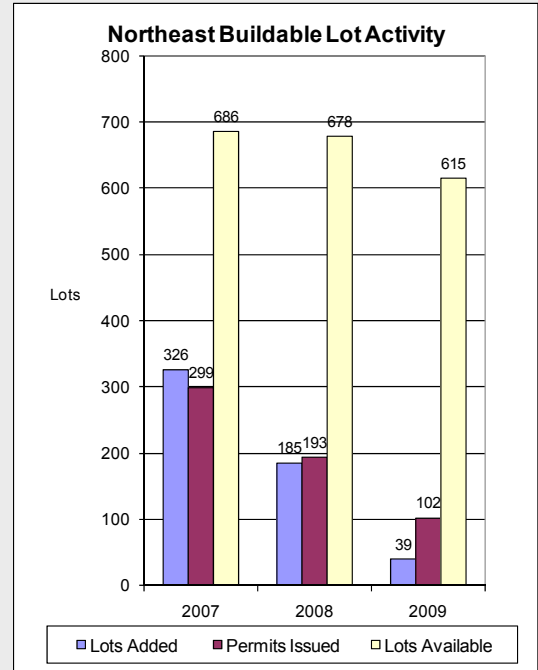
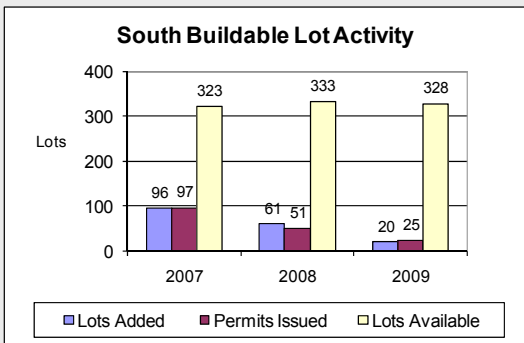
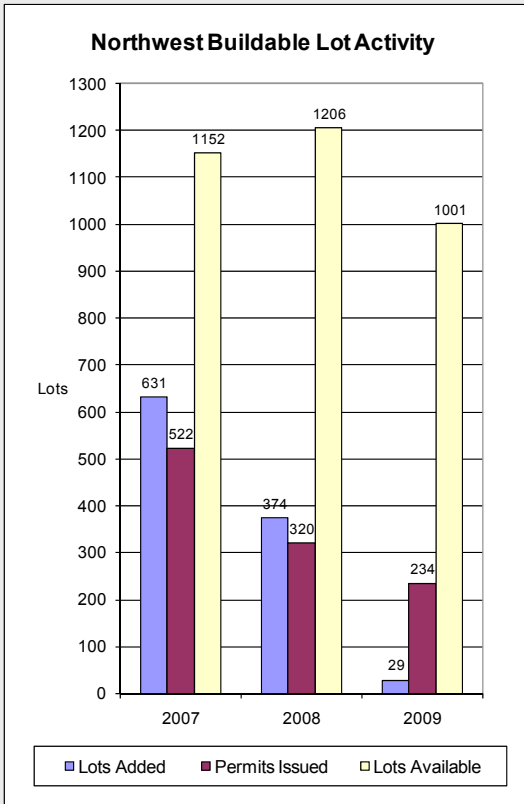
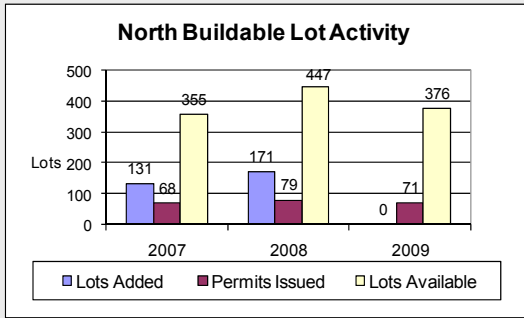
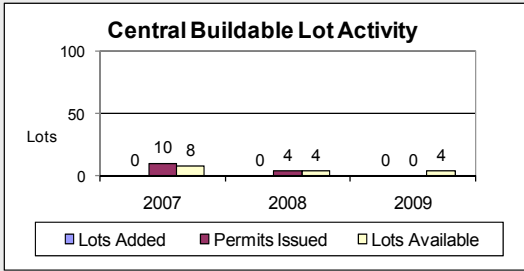
**Figure 12**



# Buildable Vacant Lot Activity

Figure 13

Vacant Buildable Lot Activity by 2030 Wichita Urban Growth Sub-area



# Buildable Vacant Lot Activity

Map section numbers are 4 digit numbers assigned to each square mile in Sedgwick County. The developing sections surveyed for this report cover 88 square miles of Wichita's 163.7 total square miles. No new sections were added in 2009 due to the reduced demand for housing during the present economic downturn and resulting tightening of credit.

**Table 11** shows residential lot changes for the surveyed sections during 2009. The table lists the number of building permits issued and the number of lots added to, or subtracted from, the inventory during the survey period. The table also depicts the percent change in the inventory

of buildable lots during the past year. Columns have been highlighted to make it easier to see the available buildable lots with the section numbers. Rows are highlighted to make it easier to compare this table with the summary tables (**Tables 7-10**).

**Figure 14** shows map sections with available vacant single-family residential lots. A section with available lots can be identified by following the sequence of section numbers in the areas outside of the Wichita 2030 Urban Growth Area. The first two numbers in each section are the east/west coordinate. The second two numbers are the north/south coordinate of the section.

**TABLE 11**

2009 VACANT SINGLE-FAMILY RESIDENTIAL LOT ACTIVITY  
BY WICHITA 2030 URBAN GROWTH SUB-AREA

WICHITA 2030 URBAN GROWTH SUB-AREA	MAP SECTION	SINGLE-FAMILY BUILDABLE LOTS AS OF 12-31-08	SINGLE-FAMILY BUILDING PERMITS 1-1-09 TO 12-31-09	SINGLE-FAMILY BUILDABLE LOTS ADDED 1-1-09 TO 12-31-09	SINGLE-FAMILY BUILDABLE LOTS AS OF 12-31-09	% CHANGE BUILDABLE LOTS 12-31-08 TO 12-31-09	% CHANGE BUILDABLE LOTS 12-31-07 TO 12-31-08	SINGLE-FAMILY BUILDABLE LOTS AS OF 12-31-07
<b>CENTRAL</b>	5148	3			3	0%	-50%	6
	5849	1			1	0%	-50%	2
	<b>Central Total</b>	<b>4</b>	<b>0</b>	<b>0</b>	<b>4</b>	<b>0%</b>	<b>-50%</b>	<b>8</b>
<b>NORTHEAST</b>	5850	17			17	0%	-11%	19
	5851	1			1	0%	0%	1
	5950	0			0	0%	0%	0
	5951	14			14	0%	0%	14
	5952	9			9	0%	0%	9
	6049	6	3		3	-50%	-33%	9
	6050	5			5	0%	0%	5
	6052	7			7	0%	-22%	9
	6053	63	9		54	-14%	11%	57
	6149	0			0	0%	-100%	2
	6247	0			0	0%	0%	0
	6248	46	5		41	-11%	-21%	58
	6249	15	4		11	-27%	-25%	20
	6250	82	29		53	-35%	91%	43
	6347	0			0	0%	0%	0
	6348	3			3	0%	0%	3
	6349	179	10		169	-6%	-16%	213
6350	90	3		87	-3%	-21%	114	
6447	65	4		61	-6%	-8%	71	
6448	0			0	0%	-100%	2	
6449	36	7		29	-19%	1700%	2	
6450	40	28	39	51	0%	14%	35	
<b>Northeast Total</b>	<b>678</b>	<b>102</b>	<b>39</b>	<b>615</b>	<b>-9%</b>	<b>-1%</b>	<b>686</b>	
<b>NORTH</b>	5253	59	4		55	-7%	436%	11
	5254	42	2		40	0%	-32%	62
	5255	60			60	0%	0%	60
	5351	42	2		40	-5%	--	NEW
	5352	29	1		28	-3%	-12%	33
	5353	58	3		55	-5%	-6%	62
	5450	0			0	0%	--	NEW
	5451	28	14		14	-50%	--	NEW
	5650	17	4		13	-24%	--	0
	5653	109	41		68	-38%	-12%	124
	5751	3			3	0%	0%	3
	5752	0			0	0%	0%	0
	<b>North Total</b>	<b>447</b>	<b>71</b>	<b>0</b>	<b>376</b>	<b>-16%</b>	<b>26%</b>	<b>355</b>

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**2009 VACANT SINGLE-FAMILY RESIDENTIAL LOT ACTIVITY  
BY WICHITA 2030 URBAN GROWTH SUB-AREA**

WICHITA 2030 URBAN GROWTH SUB-AREA	MAP SECTION	SINGLE-FAMILY BUILDABLE LOTS AS OF 12-31-08	SINGLE-FAMILY BUILDING PERMITS 1-1-09 TO 12-31-09	SINGLE-FAMILY BUILDABLE LOTS ADDED 1-1-09 TO 12-31-09	SINGLE-FAMILY BUILDABLE LOTS AS OF 12-31-09	% CHANGE BUILDABLE LOTS 12-31-08 TO 12-31-09	% CHANGE BUILDABLE LOTS 12-31-07 TO 12-31-08	SINGLE-FAMILY BUILDABLE LOTS AS OF 12-31-07
NORTHWEST	4446	1			1	0%	0%	1
	4546	182	24		158	-13%	-11%	205
	4547	76	13		63	-17%	0%	76
	4548	9			9	0%	0%	9
	4549	173	79		94	-46%	70%	102
	4646	0			0	0%	0%	0
	4647	16	2	14	28	0%	-11%	18
	4648	58	6		52	-10%	-15%	68
	4649	67	8		59	0%	--	0
	4746	3			3	0%	0%	3
	4750	7	7		0	-100%	-63%	19
	4751	81	6		75	-7%	-16%	97
	4752	56	31		25	-55%	-25%	75
	4850	2			2	0%	0%	2
	4851	88	20		68	-23%	-31%	127
	4949	3			3	0%	0%	3
	4950	16			16	0%	-30%	23
	4951	155	17		138	-11%	-16%	184
	4952	30	10		20	-33%	-43%	53
5047	26	4		22	-15%	-7%	28	
5050	1			1	0%	-75%	4	
5051	3			3	0%	-73%	11	
5052	121	4		117	-3%	--	NEW	
5150	32	3	15	44	38%	-27%	44	
<b>Northwest Total</b>		<b>1206</b>	<b>234</b>	<b>29</b>	<b>1001</b>	<b>-17%</b>	<b>5%</b>	<b>1152</b>
SOUTHEAST	6044	0			0	0%	0%	0
	6145	78	17		61	-22%	-16%	93
	6146	30	9		21	-30%	-41%	51
	6245	62	37	51	76	23%	-40%	103
	6246	50	9		41	-18%	28%	39
	6345	49	14	20	55	12%	-28%	68
	6346	97	23	43	117	21%	0%	97
	6445	83	4		79	-5%	60%	52
	6446	2	2		0	-100%	-71%	7
<b>Southeast Total</b>		<b>451</b>	<b>115</b>	<b>114</b>	<b>450</b>	<b>0%</b>	<b>-12%</b>	<b>510</b>
SOUTH	5143	22			22	0%	-31%	32
	5241	2			2	0%	0%	2
	5242	46	4		42	-9%	-12%	52
	5341	21			21	0%	-5%	22
	5440	0			0	0%	-100%	2
	5441	22			22	0%	-31%	32
	5541	98	7		91	-7%	-1%	99
	5542	2		20	22	1000%	-82%	11
	5639	59	1		58	-2%	-17%	71
	5741	61	13		48	-21%	--	NEW
<b>South Total</b>		<b>333</b>	<b>25</b>	<b>20</b>	<b>328</b>	<b>-2%</b>	<b>3%</b>	<b>323</b>
SOUTHWEST	4644	33	2		31	0%	-11%	37
	4645	64	29		35	-45%	100%	32
	4743	65	5		60	-8%	195%	22
	4744	100	7		93	-7%	61%	62
	4844	0			0	0%	0%	0
	4845	0			0	0%	0%	0
	5042	14	9		5	-64%	-13%	16
	5043	0			0	0%	0%	0
	5142	29	1		28	-3%	-19%	36
	<b>Southwest Total</b>		<b>305</b>	<b>53</b>	<b>0</b>	<b>252</b>	<b>-17%</b>	<b>49%</b>
<b>GRAND TOTAL</b>		<b>3424</b>	<b>600</b>	<b>202</b>	<b>3026</b>	<b>-12%</b>	<b>6%</b>	<b>3239</b>

Full service building lots are defined as single residential lots which have the following municipal services available: public water, public sewer, and paved streets; and are zoned to allow for construction of single-family homes.

**FIGURE 14**

**2009 Vacant Buildable Single-Family Lots in Wichita**

- 101 - 190 Lots
- 61 - 100 Lots
- 31 - 60 Lots
- 11 - 30 Lots
- 1 - 10 Lots
- Wichita City Limits
- Wichita 2030 Urban Growth Sub-areas
- Small City 2030 Urban Growth Areas & County Sub-areas

