

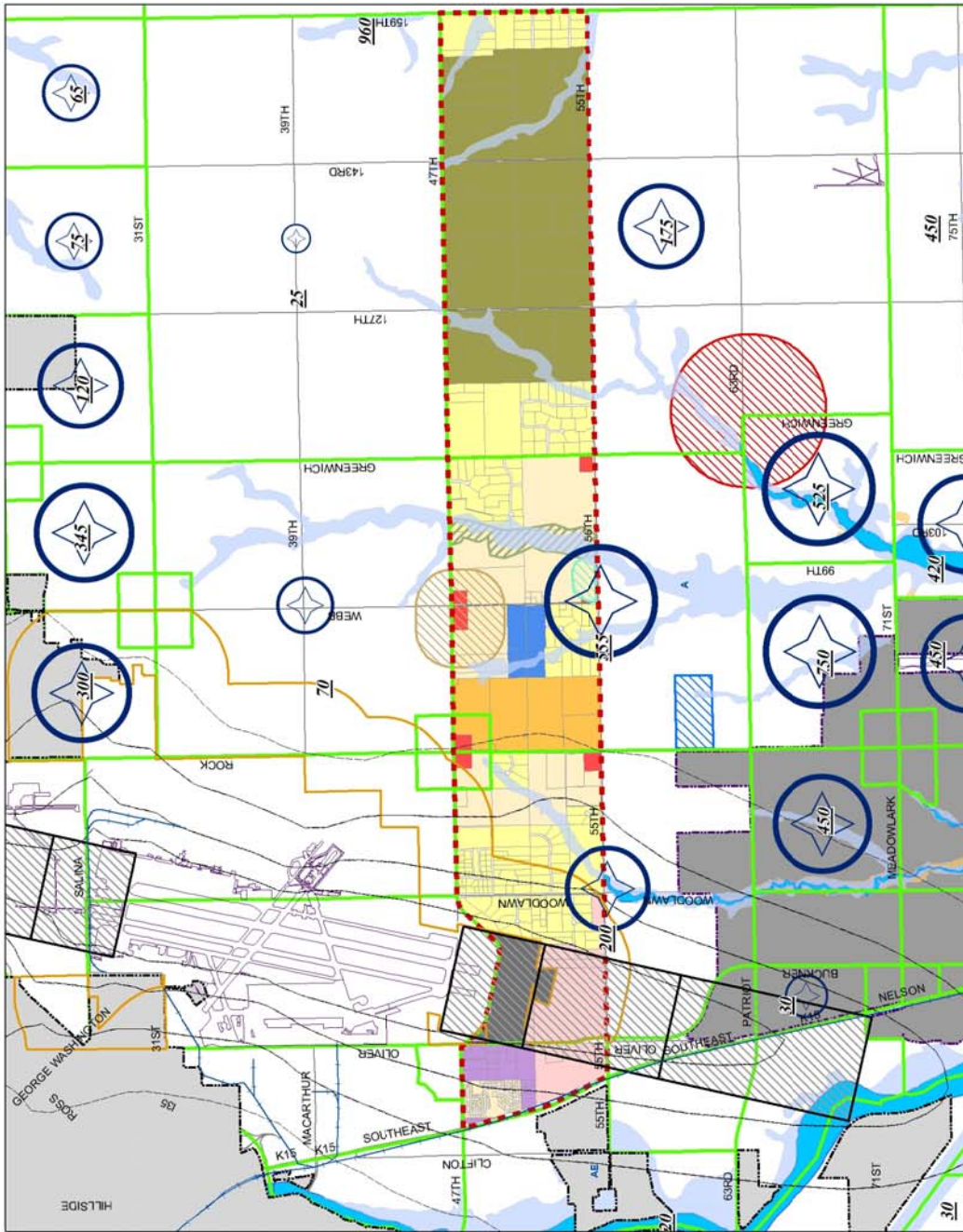
## **Phase III Future Urban Growth Assumptions**

### **3.1 Housing and Employment Projections**

In analyzing the potential population growth and housing development in the 47<sup>th</sup> Street to 55<sup>th</sup> Street South Joint Area Plan corridor, MAPD staff reconsidered the numbers developed in 2002-2004 for the 2005 Update to the Wichita-Sedgwick County Comprehensive Plan. Starting with an analysis of building permits in the area south of US-54/Kellogg and east of K-15, it was realized that development in the region was occurring in a more dispersed manner than originally projected. Therefore, some of the growth projected for the area was reallocated to the plan area.

Additionally, a new round of conversations with City of Derby staff indicated a shift in development direction as a result of new sewer projects undertaken in the past couple of years. These shifts were incorporated in their latest Comprehensive Plan. Based upon the new infrastructure plans, many projected dwelling units to the south and east of Derby were reallocated further north along the Rock Road Corridor and along Spring Creek a little further east and north. All in all, approximately 1,000 dwelling units shifted toward or into the plan area. Approximately 500 of the 1,000 units could potentially end up in the plan area by the year 2030.

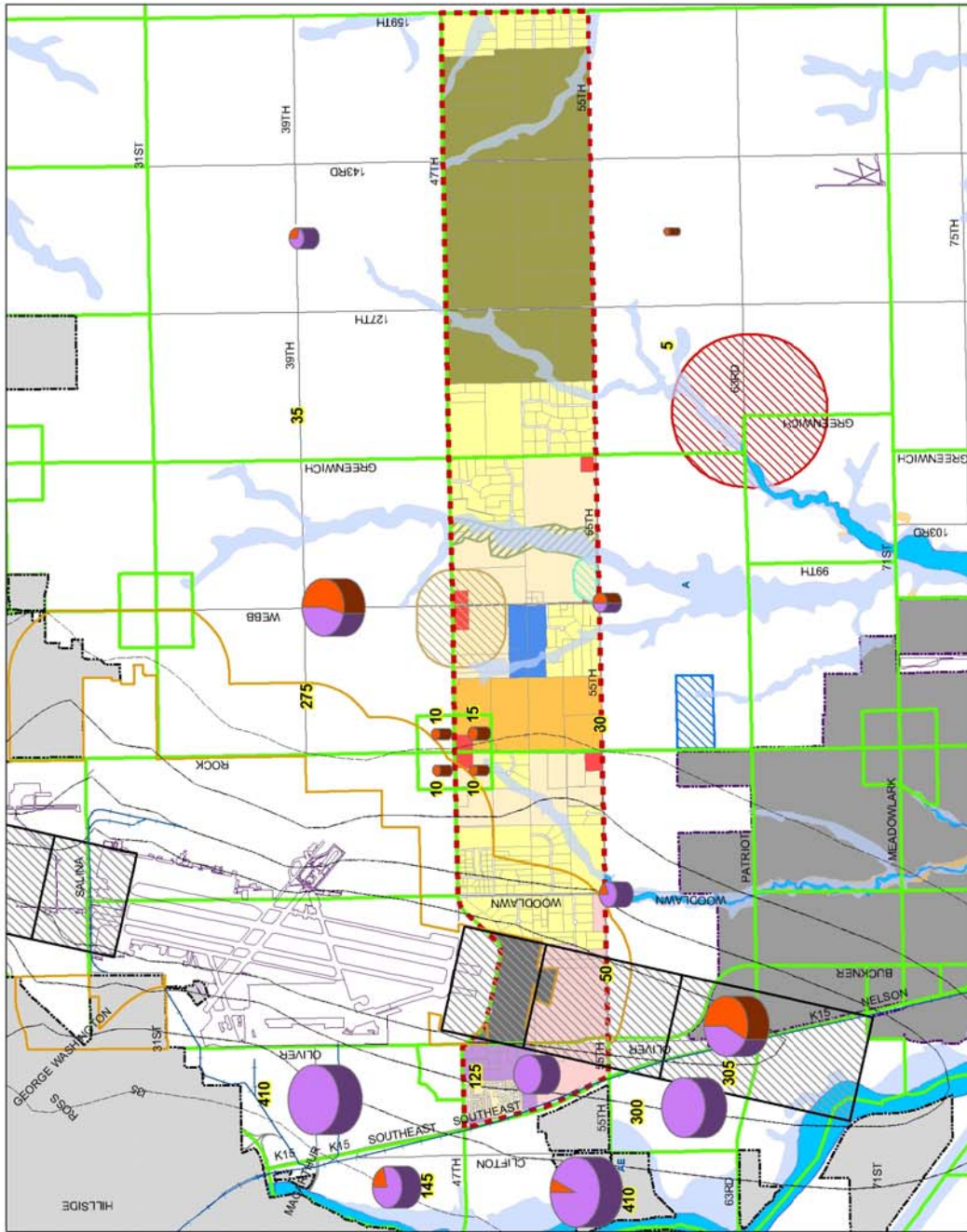
Employment growth within the plan area is expected to be limited. While more difficult to project, the MAPD staff projects that about 75 retail jobs and less than 200 non-retail jobs may be likely within the plan area.



**45th-55th Street South  
Joint Area Plan - 2030  
Housing Projections**

- Legend**
- 47th - 55th Joint Area Boundary
  - 1994 ACUIZ Contours
  - AEB Protection Overlay District
  - McCormick Airport Overlay District
  - Airports (Air Base)
  - Traffic Analysis Zones (TAZs)
  - Derby USD 260 Property
  - Buffer of Proposed Firestation
  - Future Wichita Pump Station
  - Buffer of Proposed Wastewater Substation
- Future Land Use**
- Air Force Base
  - Industrial Park - Airport
  - Limited Industrial
  - Local Commercial
  - Institutional
  - Mixed Use Residential
  - Low Density Suburban
  - Rural Suburban
  - Potential Future Park & Open Space
  - Agricultural
- Flood Zones**
- 0.2% Annual Chance Flood Hazard
  - 1.0% Annual Chance Flood Hazard
  - X PROTECTED BY LEVEE
  - Flood Way
- 2030 New Dwelling Units**

It is understood that while the City of Wichita Data Center Geographical Information Systems Department has no indication and reason to believe that there are any errors in the data used to create this map, the Data Center GIS personnel make no warranty, representation, either expressed or implied, with respect to the accuracy, completeness, or data displayed on this map. Neither the City of Wichita nor the Data Center Geographical Information Systems Department shall be liable for any damages or losses resulting from the use of this map. The Data Center Geographical Information Systems Department is not intended to be inclusive.



**45th-55th Street South  
Joint Area Plan - 2030  
Employment Projections**

- Legend**
- # = Total New Employment
  - 2030 New Retail
  - 2030 New Non-Retail
  - 47th - 55th Joint Area Boundary
  - 1994 ACUIZ Contours
  - AFB Protection Overlay District
  - McConnell Airport Overlay District
  - Airports (Air Base)
  - Traffic Analysis Zones (TAZs)
  - Dairy US2 260 Property
  - Buffer of Proposed Firestation
  - Future Wichita Pump Station
  - Buffer of Proposed Westair Substation
- Future Land Use**
- Air Force Base
  - Industrial Park - Airport
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