

Table of Contents

Agenda	2
SUB2015-00030	
Commerce District Parking -MAPC Staff Rpt -SUB2015 30	6
SUB2015-00032	
Copper Gate 3rd -MAPC Staff Rpt -SUB2015 32.	9
SUB2015-00035	
Trinity Academy 2nd -MAPC Staff Rpt -SUB2015 35.	12
SUB2015-00039	
Advanced Learning Library -MAPC Staff Rpt -SUB2015 39.	15
SUB2015-00040	
Terrace Sands -MAPC Staff Rpt -SUB2015 40.	18
SUB2015-00041	
QuikTrip 21st -MAPC Staff Rpt -SUB2015 41.	21
VAC2015-00048	
VAC2015 48 -MAPC Staff Rpt	24
VAC2015-00049	
VAC2015 49 -MAPC Staff Rpt	27
VAC2015-00050	
VAC2015 50 -MAPC Staff Rpt	31
VAC2015-00051	
VAC2015 51 -MAPC Staff Rpt	34
VAC2015-00052	
VAC2015 52 -MAPC Staff Rpt	38
ZON2015-00046 and CON2015-00034	
ZON2015-000046 anc CON2015-00034 Staff Report and Site Plan	41
CUP2015-00039	
CUP2015-00039 Staff Report and Site Plan	49
CUP2015-00041	
CUP2015-00041 Staff Report and Site Plan	54
PUD2015-00005	
PUD2015-00005 Staff Report and site Plan	60
DER2015-00001	
DER2015-00001 Staff Report.	67
Plan Doc-MAPC Approved	70
Sedgwick BoCC Recommended Plan Changes 11-04- 15.	124
WCC 11-10-15 Recommended Plan Changes	134
11-12-15 AP Committee Recommended Action on Community Investments Plan.	135
DER2015-00009	
DER2015-00009 Staff Report and Attachment	137

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING COMMISSION AGENDA

Thursday, November 19, 2015

The regular meeting of the Wichita-Sedgwick County Metropolitan Area Planning Commission will be held on **Thursday, November 19, 2015**, beginning at **1:30 PM** in the Planning Department Conference Room City Hall - 10th Floor, 455 N. Main Street, Wichita, Kansas. **If you have any questions regarding the meeting or items on this agenda, please call the Wichita-Sedgwick County Metropolitan Area Planning Department at 316.268.4421.**

1. Approval of the prior MAPCS meeting minutes:

Meeting Date: No Minutes

2. **CONSIDERATION OF SUBDIVISION COMMITTEE RECOMMENDATIONS**

Items may be taken in one motion unless there are questions or comments.

SUBDIVISION CASE DETAILSSUBDIVISION CASE DETAILS

- 2-1. **SUB2015-00030: Final Plat – COMMERCE DISTRICT PARKING ADDITION**, located East of Broadway, South side of Waterman.

Committee Action: APPROVED 6-0
Surveyor: Baughman Company, P.A.
Acreage: 1.21
Total Lots: 13

- 2-2. **SUB2015-00032: Final Plat – COPPER GATE 3RD ADDITION**, located on the northwest corner of 13th Street North and 135th Street West.

Committee Action: APPROVED 6-0
Surveyor: Baughman Company, P.A.
Acreage: 11.01
Total Lots: 37

- 2-3. **SUB2015-00035: One-Step Final Plat – TRINITY ACADEMY 2ND ADDITION**, located south of 21st Street North, West of 127th Street East.

Committee Action: APPROVED 6-0
Surveyor: Ruggles & Bohm, P.A.
Acreage: 14.08
Total Lots: 1

- 2-4. **SUB2015-00039: One-Step Final Plat – ADVANCED LEARNING LIBRARY ADDITION**, located on the southwest corner of 2nd Street and MacLean Boulevard.

Committee Action: APPROVED 6-0
Surveyor: Professional Engineering Consultants, P.A.
Acreage: 8.72
Total Lots: 2

- 2-5. **SUB2015-00040: One-Step Final Plat – TERRACE SANDS ADDITION**, located on the north side of 29th Street North, west of Hoover Road.

Committee Action: APPROVED 6-0
Surveyor: Ruggles & Bohm, P.A.
Acreage: 5.85
Total Lots: 1

- 2-6. **SUB2015-00041: One-Step Final Plat – QUIKTRIP 21ST ADDITION**, located on the southeast corner of Harry Street and Oliver.

Committee Action: APPROVED 5-1 (D.Miller Stevens -nay)
Surveyor: MKEC Engineering, Inc.
Acreage: 2.12
Total Lots: 1

3. **PUBLIC HEARING – VACATION ITEMS**

ADVERTISED TO BE HEARD NO EARLIER THAN 1:30 PM

Items may be taken in one motion unless there are questions or comments.

Complete legal descriptions are available for public inspection at the Metropolitan Area Planning Department – 10th Floor, City Hall, 455 N. Main Street, Wichita, Kansas

- 3-1. **VAC2015-00038: City request to vacate a portion of platted Lakeway Street right-of-way**, generally located south of 37th Street North and west of Hoover Road.

Committee Action: DENIED 6-0

- 3-2. **VAC2015-00048: City request to vacate public street right-of-way dedicated by separate instrument**, generally located midway between Broadway Avenue and I-135, on the north side of 21st Street North and west of Mosley Avenue.

Committee Action: APPROVED 6-0

- 3-3. **VAC2015-00049: City request to vacate a platted reserve on property**, generally located east of Amidon Avenue, north of 29th Street North, on the west side of Cromwell Drive.

Committee Action: APPROVED 6-0

- 3-4. **VAC2015-00050: City request to vacate a platted drainage and utility easement on property**, located south of Kellogg Street, on the northwest corner of Oliver Avenue and Orme Street.

Committee Action: APPROVED 6-0

- 3-5. **VAC2015-00051: County request to vacate the plattor's text to amend the uses permitted in a floodway reserve agreement on property**, generally located midway between 47th and 55th Streets South and west of Clifton Avenue.

Committee Action: APPROVED 6-0

- 3-6. VAC2015-00052: City request to vacate a platted utility easement on property ,**
generally located southeast of K-96 and Ridge Road.

Committee Action: APPROVED 6-0

PUBLIC HEARINGS**PUBLIC HEARINGS**

ADVERTISED TO BE HEARD NO EARLIER THAN 1:30 PM

- 4.** Case No.: ZON2015-00046 and CON2015-00034
Request: City zone change request for LC Limited Commercial zoning on MH Manufactured Home zoned property and City Conditional Use request for manufactured home sales on proposed LC Limited Commercial zoned property.
General Location: Midway between 47th and 55th Streets South on the west side of Meridian Avenue.
Presenting Planner: Bill Longnecker
- 5.** Case No.: CUP2015-00039
Request: City Community Unit Plan CUP DP-261 amendment to permit a car wash on Parcel D, adjust parcel lines and increase height of light poles.
General Location: Northwest corner of South Oliver Avenue and E. Orme Street.
Presenting Planner: Dale Miller
- 6.** Case No.: CUP2015-00041
Request: City Community Unit Plan CUP DP-134 amendment to increase the residential density.
General Location: Northwest corner of the intersection of West Central Avenue and North Maize Road.
Presenting Planner: Jess McNeely
- 7.** Case No.: PUD2015-00005
Request: City zone change request to a PUD Planned Unit Development for the Wichita Ice Center.
General Location: Southeast of the intersection of West Maple Street and McClain (505 W. Maple St.)
Presenting Planner: Jess McNeely
- 8.** Case No.: DER2015-00001
Request: Return of the Community Investments Plan 2015-2035 to the MAPC by the Sedgwick County Board of Commissioners and the Wichita City Council for further consideration
General Location: All Districts
Presenting Planner: Dave Barber

NON-PUBLIC HEARING ITEMS

9. Case No.: DER2015-00009
Request: Amendment to Section IV-E.7. of the Wichita-Sedgwick County Unified Zoning Code, as amended, regarding minimum lot size and separation requirements for rural home occupations.
General Location: Unincorporated Sedgwick County
Presenting Planner: Scott Knebel

10. Other Matters/Adjournment

10-1. **Discussion of Possible Workshop Dates**

Dale Miller, Secretary
Wichita-Sedgwick County Metropolitan Area Planning Commission

STAFF REPORT

CASE NUMBER: SUB2015-00030 – COMMERCE DISTRICT PARKING ADDITION

OWNER/APPLICANT: The Finn Lots, LLC, Attn: David Farha, P.O. Box 780626, Wichita, KS 67278; City of Wichita, Attn: Scott Knebel, Planning Department, 455 North Main, Wichita, KS 67202

SURVEYOR/AGENT: Baughman Company, Attn: Phil Meyer, 315 Ellis, Wichita, KS 67211

LOCATION: South side of Waterman, East of Broadway (District I)

SITE SIZE: 1.21 acres

NUMBER OF LOTS

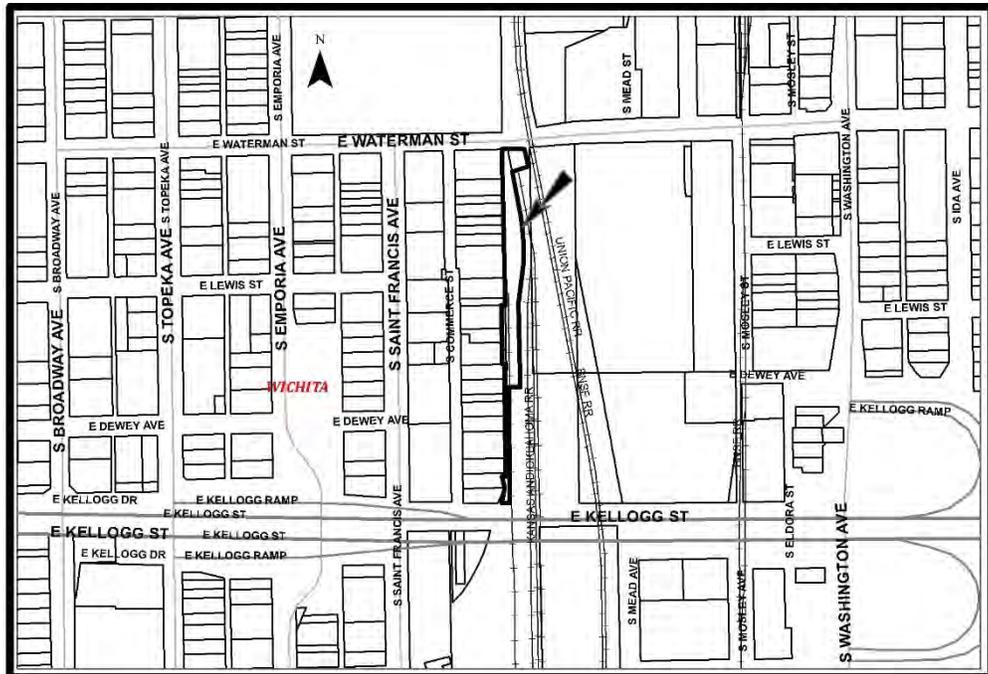
Residential:	
Office:	
Commercial:	13
Industrial:	—
Total:	13

MINIMUM LOT AREA: 193.99 square feet

CURRENT ZONING: Limited Industrial (LI)

PROPOSED ZONING: Central Business District (CBD)

VICINITY MAP



SUB2015-00030 – Plat of COMMERCE DISTRICT PARKING ADDITION
November 19, 2015 - Page 2

NOTE: This unplatted site has been approved for a zone change (ZON2015-00018) from Limited Industrial (LI) to Central Business District (CBD). Public parking is proposed for the east portion of the reserves labelled 1A through 13A and Reserve A. An access easement runs north-south adjoining the public parking and continues south through the lettered reserves. Lots 1 through 13 are divided for the purposes of transferring ownership to abutting properties to the west.

STAFF COMMENTS:

- A. City of Wichita Public Works and Utilities Department advises that water is available and sewer is available with an extension of lateral if needed.
- B. City Stormwater Management has approved the drainage plan.
- C. Traffic Engineering has approved the access controls. The plat proposes one opening along Waterman.
- D. In accordance with the Kansas Wetland Mapping Conventions under the Memorandum of Understanding between the United States Department of Agriculture - Natural Resources Conservation Service; United States Environmental Protection Agency; United States Army Corps of Engineers (USACE); and United States Fish and Wildlife Service, this site has been identified as one with potential wetland hydrology. The USACE should be contacted (316-322-8247) to have a wetland determination completed.
- E. Provisions shall be made for ownership and maintenance of the proposed reserves. A restrictive covenant shall be submitted regarding ownership and maintenance responsibilities.
- F. For those reserves being platted for drainage purposes, the required covenant that provides for ownership and maintenance of the reserves, shall grant to the appropriate governing body the authority to maintain the drainage reserves in the event the owner(s) fail to do so. The covenant shall provide for the cost of such maintenance to be charged back to the owner(s) by the governing body.
- G. City Environmental Health Division advises that any wells installed on the property for irrigation purposes will have to be properly permitted and inspected.
- H. County Surveying and MAPD requests review of a pdf prior to mylar submittal. Send to tricia.robello@sedgwick.gov and nstrahl@wichita.gov.
- I. The Applicant is reminded that a platting binder is required with the final plat. Approval of this plat will be subject to submittal of this binder and any relevant conditions found by such a review.
- J. The platlor's text shall include language that a drainage plan has been developed for the plat and that all drainage easements, rights-of-way, or reserves shall remain at established grades or as modified with the approval of the applicable City or County Engineer and unobstructed to allow for the conveyance of stormwater.

SUB2015-00030 – Plat of COMMERCE DISTRICT PARKING ADDITION
November 19, 2015 - Page 3

- K. The applicant shall install or guarantee the installation of all utilities and facilities that are applicable and described in Article 8 of the MAPC Subdivision Regulations. (Water service and fire hydrants required by Article 8 for fire protection shall be as per the direction and approval of the Chief of the Fire Department.)
- L. The Register of Deeds requires all names to be printed beneath the signatures on the plat and any associated documents.
- M. Prior to development of the plat, the applicant is advised to meet with the United States Postal Service Growth Management Coordinator (Phone: 316-946-4556) in order to receive mail delivery without delay, avoid unnecessary expense and determine the type of delivery and the tentative mailbox locations.
- N. The applicant is advised that various State and Federal requirements (specifically but not limited to the Army Corps of Engineers, Kanopolis Project Office, Route 1, Box 317, Valley Center, KS 67147) for the control of soil and wind erosion and the protection of wetlands may impact how this site can be developed. It is the applicant's responsibility to contact all appropriate agencies to determine any such requirements.
- O. The owner of the subdivision should note that any construction that results in earthwork activities that will disturb one acre or more of ground cover requires a Federal/State National Pollutant Discharge Elimination System Stormwater Discharge Permit from the Kansas Department of Health and Environment in Topeka. Also, for projects located within the City of Wichita, erosion and sediment control devices must be used on ALL projects. For projects outside of the City of Wichita, but within the Wichita metropolitan area, the owner should contact the appropriate governmental jurisdiction concerning erosion and sediment control device requirements.
- P. Perimeter closure computations shall be submitted with the final plat tracing.
- Q. Any and all relocation and removal of any existing equipment made necessary by this plat will be at the applicant's expense.
- R. Any removal or relocation of existing equipment of utility companies will be at the applicant's expense.
- S. A compact disk (CD) should be provided, which will be used by the City and County GIS Departments, detailing the final plat in digital format in AutoCAD. Please include the name of the plat on the disk. If a disk is not provided, please send the information via e-mail to Kathy Wilson (e-mail address: kwilson@wichita.gov).

SUB2015-00032 – Plat of COPPER GATE 3RD ADDITION
November 19, 2015 - Page 2

NOTE: This is a replat of the Copper Gate Addition. The property is subject to the Community Unit Plan (DP-231).

STAFF COMMENTS:

- A. City of Wichita Public Works and Utilities Department requests the extension of water (distribution) and the extension of sewer (laterals) to serve all lots being platted. In-lieu-of-assessment fees are due on sewer (mains).
- B. If improvements are guaranteed by petition(s), a notarized certificate listing the petition(s) shall be submitted to the Planning Department for recording.
- C. City Stormwater Management has approved the applicant's drainage plan.
- D. Traffic Engineering has approved the access controls. The plat proposes one street opening along 13th Street North and two street openings along 135th Street West. The plat proposes a contingent rights-in/rights-out opening along 13th Street North. The plat's text states that the contingent opening is proposed for full movement openings until paving improvements occur along 13th Street North, upon which time it becomes a rights-in/rights-out opening.
- E. The Applicant shall guarantee the paving of the proposed streets. For the narrow public 32-foot streets, this guarantee shall be for the 29-foot paving standard.
- F. Provisions shall be made for ownership and maintenance of the proposed reserves. The applicant shall either form a lot owners' association prior to recording the plat or shall submit a restrictive covenant stating when the association will be formed, when the reserves will be deeded to the association and who is to own and maintain the reserves prior to the association taking over those responsibilities.
- G. For those reserves being platted for drainage purposes, the required covenant that provides for ownership and maintenance of the reserves, shall grant to the appropriate governing body the authority to maintain the drainage reserves in the event the owner(s) fail to do so. The covenant shall provide for the cost of such maintenance to be charged back to the owner(s) by the governing body.
- H. The Applicant needs to request a CUP adjustment to match the CUP parcel boundaries to the area being platted, to revise CUP access controls and to add residential uses as permitted uses.
- I. City Fire Department advises the turnaround must meet the minimum 38-foot paved radius requirement for cul-de-sacs over 150 feet or the current standard at the time of construction.
- J. A restrictive covenant is needed to restrict the property to residential uses.
- K. A CUP Certificate shall be submitted to MAPD prior to City Council consideration, identifying the approved CUP and its special conditions for development on this property.
- L. City Environmental Health Division advises that any wells installed on the property for irrigation purposes will have to be properly permitted and inspected.
- M. County Surveying and MAPD requests review of a pdf prior to mylar submittal. Send to tricia.robello@sedgwick.gov and nstrahl@wichita.gov.

SUB2015-00032 – Plat of COPPER GATE 3RD ADDITION
November 19, 2015 - Page 3

- N. The Applicant is reminded that a platting binder is required with the final plat. Approval of this plat will be subject to submittal of this binder and any relevant conditions found by such a review.
- O. The platlor's text shall include language that a drainage plan has been developed for the plat and that all drainage easements, rights-of-way, or reserves shall remain at established grades or as modified with the approval of the applicable City or County Engineer and unobstructed to allow for the conveyance of stormwater.
- P. The applicant shall install or guarantee the installation of all utilities and facilities that are applicable and described in Article 8 of the MAPC Subdivision Regulations. (Water service and fire hydrants required by Article 8 for fire protection shall be as per the direction and approval of the Chief of the Fire Department.)
- Q. The Register of Deeds requires all names to be printed beneath the signatures on the plat and any associated documents.
- R. Prior to development of the plat, the applicant is advised to meet with the United States Postal Service Growth Management Coordinator (Phone: 316-946-4556) in order to receive mail delivery without delay, avoid unnecessary expense and determine the type of delivery and the tentative mailbox locations.
- S. The applicant is advised that various State and Federal requirements (specifically but not limited to the Army Corps of Engineers, Kanopolis Project Office, Route 1, Box 317, Valley Center, KS 67147) for the control of soil and wind erosion and the protection of wetlands may impact how this site can be developed. It is the applicant's responsibility to contact all appropriate agencies to determine any such requirements.
- T. The owner of the subdivision should note that any construction that results in earthwork activities that will disturb one acre or more of ground cover requires a Federal/State National Pollutant Discharge Elimination System Stormwater Discharge Permit from the Kansas Department of Health and Environment in Topeka. Also, for projects located within the City of Wichita, erosion and sediment control devices must be used on ALL projects. For projects outside of the City of Wichita, but within the Wichita metropolitan area, the owner should contact the appropriate governmental jurisdiction concerning erosion and sediment control device requirements.
- U. Perimeter closure computations shall be submitted with the final plat tracing.
- V. Westar Energy advises there is transmission near the area and comments from Transmission Engineering Department have been sent to the agent for the applicant. Any removal or relocation of existing equipment of utility companies will be at the applicant's expense.
- W. A compact disk (CD) should be provided, which will be used by the City and County GIS Departments, detailing the final plat in digital format in AutoCAD. Please include the name of the plat on the disk. If a disk is not provided, please send the information via e-mail to Kathy Wilson (e-mail address: kwilson@wichita.gov).

STAFF REPORT

CASE NUMBER: SUB2015-00035 – TRINITY ACADEMY 2ND ADDITION

OWNER/APPLICANT: Trinity Academy, Inc., 12345 East 21st Street North, Wichita, KS 67206; William Nath, PO Box 9958, Spring, TX 77387; Peter Ochs Revocable Trust, 4412 East 77th Street North, Valley Center, KS 67147; Roxanne Smith Living Trust, 1931 Saddle Creek Court, Wichita, KS 67206

SURVEYOR/AGENT: Ruggles and Bohm, P.A., Attn: Will Clevenger, 924 North Main, Wichita, KS 67203

LOCATION: South of 21st Street North, West of 127th Street East (District II)

SITE SIZE: 14.08 acres

NUMBER OF LOTS

Residential:	1
Office:	
Commercial:	
Industrial:	—
Total:	1

MINIMUM LOT AREA: 14.08 acres

CURRENT ZONING: Single-Family Residential (SF-5)

PROPOSED ZONING: Same

VICINITY MAP



**SUB2015-00035 -- Plat of TRINITY ACADEMY 2ND ADDITION
November 19, 2015 - Page 2**

NOTE: This is a replat of the Trinity Academy Addition in addition to unplatted property.

STAFF COMMENTS:

- A. City of Wichita Public Works and Utilities Department advises that water is available to serve the site. A guarantee is need for the extension of sewer (laterals) to serve all lots.
- B. The platlor's text shall include language that "No signs, light poles, private drainage systems, masonry trash enclosures or other structures shall be located within public utility easements."
- C. If improvements are guaranteed by petition(s), a notarized certificate listing the petition(s) shall be submitted to the Planning Department for recording.
- D. City Stormwater Management has approved the applicant's drainage plan.
- E. Traffic Engineering has approved the access controls. The plat proposes five openings along Founders Circle.
- F. The Applicant needs to verify the location of the pipeline easement indicated in the platting binder. The easement shall be shown if encumbering this plat, or verification provided that it is off-site or has been released.
- G. County Surveying advises in the parcel 3 legal description the bearing of S04°59'44"W, fourth line from the bottom, needs corrected to S04°59'44"E.
- H. County Surveying advises in the parcel 3 legal description the bearing of N89°56'33"W, bottom line, needs corrected to N89°59'33"W.
- I. County Surveying advises the sanitary sewer easement recorded on DOC. #29392553 needs located along the north line of the proposed plat.
- J. City Environmental Health Division advises that any wells installed on the property for irrigation purposes will have to be properly permitted and inspected.
- K. County Surveying shall verify the location of the KGE easement is sufficient. County Surveying and MAPD requests review of a pdf prior to mylar submittal. Send to tricia.robello@sedgwick.gov and nstrahl@wichita.gov.
- L. The applicant shall install or guarantee the installation of all utilities and facilities that are applicable and described in Article 8 of the MAPC Subdivision Regulations. (Water service and fire hydrants required by Article 8 for fire protection shall be as per the direction and approval of the Chief of the Fire Department.)
- M. The Register of Deeds requires all names to be printed beneath the signatures on the plat and any associated documents.
- N. Prior to development of the plat, the applicant is advised to meet with the United States Postal Service Growth Management Coordinator (Phone: 316-946-4556) in order to receive mail delivery without delay, avoid unnecessary expense and determine the type of delivery and the tentative mailbox locations.

**SUB2015-00035 -- Plat of TRINITY ACADEMY 2ND ADDITION
November 19, 2015 - Page 3**

- O. The applicant is advised that various State and Federal requirements (specifically but not limited to the Army Corps of Engineers, Kanopolis Project Office, Route 1, Box 317, Valley Center, KS 67147) for the control of soil and wind erosion and the protection of wetlands may impact how this site can be developed. It is the applicant's responsibility to contact all appropriate agencies to determine any such requirements.
- P. The owner of the subdivision should note that any construction that results in earthwork activities that will disturb one acre or more of ground cover requires a Federal/State National Pollutant Discharge Elimination System Stormwater Discharge Permit from the Kansas Department of Health and Environment in Topeka. Also, for projects located within the City of Wichita, erosion and sediment control devices must be used on ALL projects. For projects outside of the City of Wichita, but within the Wichita metropolitan area, the owner should contact the appropriate governmental jurisdiction concerning erosion and sediment control device requirements.
- Q. Perimeter closure computations shall be submitted with the final plat tracing.
- R. Any removal or relocation of existing equipment of utility companies will be at the applicant's expense.
- S. A compact disk (CD) should be provided, which will be used by the City and County GIS Departments, detailing the final plat in digital format in AutoCAD. Please include the name of the plat on the disk. If a disk is not provided, please send the information via e-mail to Kathy Wilson (e-mail address: kwilson@wichita.gov).

**SUB2015-00039 -- Plat of ADVANCED LEARNING LIBRARY ADDITION
November 19, 2015 - Page 2**

NOTE: This is a replat of the West Wichita Addition and includes the vacation of a portion of Sycamore Street.

STAFF COMMENTS:

- A. City of Wichita Public Works and Utilities Department advises that Lot 1, Block 1 currently is being served by water and sewer. Lot 1, Block 2 has sewer available. Lot 1, Block 2 needs to extend water (distribution) if needed. The applicant shall meet with City Staff regarding revising the alignment of the northeast corner of Lot 1 to denote additional right-of-way for MacLean and extending the 10-foot utility easement along MacLean. In-lieu-of-assessment fees (water main) are needed for Lot 1, Block 2.
- B. Traffic Engineering has approved the access controls. The plat denotes one opening along 2nd Street North and one opening along MacLean Boulevard. Both openings align with a contingent right-of-way dedication within the property.
- C. As the plat consists of commercial lots abutting non-arterial streets, the Subdivision regulations require sidewalks along the street frontage of 2nd Street and Sycamore. A guarantee shall be submitted or a Sidewalk Certificate in lieu of a guarantee may be provided.
- D. City Stormwater Management has approved the applicant's drainage plan.
- E. The Applicant is reminded that a platting binder is required with the final plat. Approval of this plat will be subject to submittal of this binder and any relevant conditions found by such a review.
- F. City Environmental Health Division advises that any wells installed on the property for irrigation purposes will have to be properly permitted and inspected.
- G. County Surveying and MAPD requests review of a pdf prior to mylar submittal. Send to tricia.robello@sedgwick.gov and nstrahl@wichita.gov.
- H. The applicant shall install or guarantee the installation of all utilities and facilities that are applicable and described in Article 8 of the MAPC Subdivision Regulations. (Water service and fire hydrants required by Article 8 for fire protection shall be as per the direction and approval of the Chief of the Fire Department.)
- I. The Register of Deeds requires all names to be printed beneath the signatures on the plat and any associated documents.
- J. Prior to development of the plat, the applicant is advised to meet with the United States Postal Service Growth Management Coordinator (Phone: 316-946-4556) in order to receive mail delivery without delay, avoid unnecessary expense and determine the type of delivery and the tentative mailbox locations.
- K. The applicant is advised that various State and Federal requirements (specifically but not limited to the Army Corps of Engineers, Kanopolis Project Office, Route 1, Box 317, Valley Center, KS 67147) for the control of soil and wind erosion and the protection of wetlands may impact how this site can be developed. It is the applicant's responsibility to contact all appropriate agencies to determine any such requirements.

SUB2015-00039 -- Plat of ADVANCED LEARNING LIBRARY ADDITION
November 19, 2015 - Page 3

- L. The owner of the subdivision should note that any construction that results in earthwork activities that will disturb one acre or more of ground cover requires a Federal/State National Pollutant Discharge Elimination System Stormwater Discharge Permit from the Kansas Department of Health and Environment in Topeka. Also, for projects located within the City of Wichita, erosion and sediment control devices must be used on ALL projects. For projects outside of the City of Wichita, but within the Wichita metropolitan area, the owner should contact the appropriate governmental jurisdiction concerning erosion and sediment control device requirements.
- M. Perimeter closure computations shall be submitted with the final plat tracing.
- N. Westar Energy has requested additional easements which have been denoted. Shane Price, Construction Services Supervisor, is the contact for this item and will be working with the applicant. He can be reached at 316-261-6315. Any and all relocation and removal of any existing equipment made necessary by this plat will be at the applicant's expense.
- O. A compact disk (CD) should be provided, which will be used by the City and County GIS Departments, detailing the final plat in digital format in AutoCAD. Please include the name of the plat on the disk. If a disk is not provided, please send the information via e-mail to Kathy Wilson (e-mail address: kwilson@wichita.gov).

STAFF REPORT

CASE NUMBER: SUB2015-00040 – TERRACE SANDS ADDITION

OWNER/APPLICANT: Superior Self Storage of Wichita, LLC, Attn: Francis Hitschmann,
PO Box 47824, Wichita, KS 67201

SURVEYOR/AGENT: Ruggles & Bohm, P.A., Attn: Will Clevenger, 924 North Main,
Wichita, KS 67203

LOCATION: North side of 29th Street North, West of Hoover (District V)

SITE SIZE: 5.85 acres

NUMBER OF LOTS

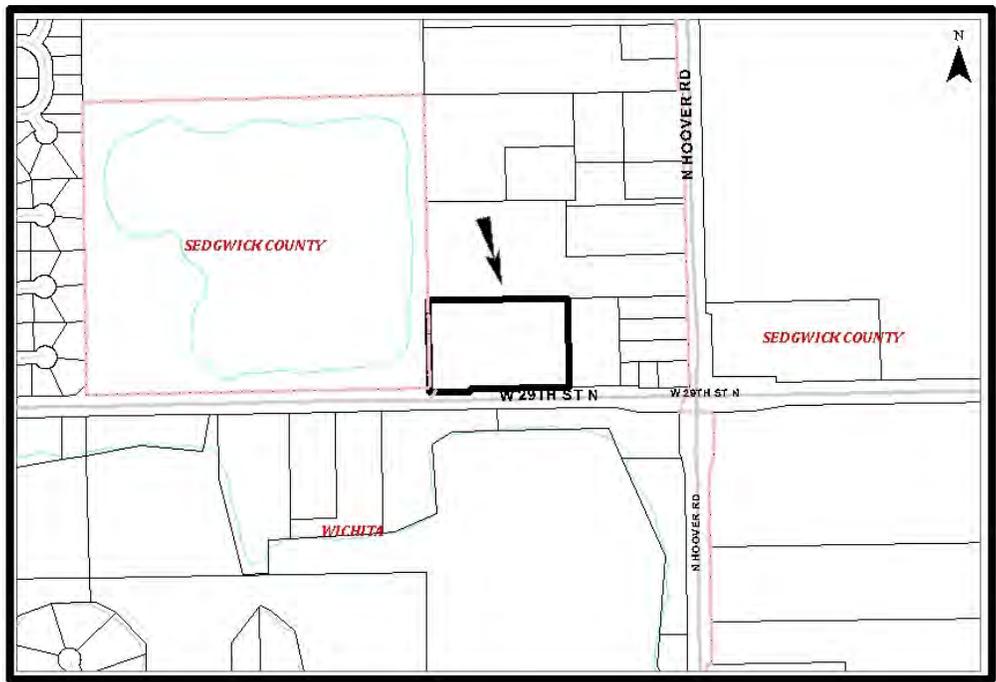
Residential:	
Office:	
Commercial:	1
Industrial:	—
Total:	1

MINIMUM LOT AREA: 5.02 acres

CURRENT ZONING: Single-Family Residential (SF-5), Limited Commercial (LC)

PROPOSED ZONING: Limited Commercial (LC)

VICINITY MAP



**SUB2015-00040 -- Plat of TERRACE SANDS ADDITION
November 19, 2015 - Page 2**

NOTE: This unplatted site has been approved for a zone change (ZON2015-00012) from Single-Family Residential (SF-5) to Limited Commercial (LC) with a conditional use (CON2015-10) for self-service warehouse.

STAFF COMMENTS:

- A. City of Wichita Public Works and Utilities Department advises that the site is currently served by water. A No Protest Agreement is requested for future extension of sanitary sewer.
- B. Depth to Groundwater appears to be less than 10 feet. The applicant shall contact City of Wichita Environmental Health to find out what tests may be necessary and what standards are to be met for approval of on-site sewerage. A memorandum shall be obtained specifying approval. A restrictive covenant is required that prohibits non-domestic wastes on the site until public sewer is available.
- C. The plat's text shall include language that "No signs, light poles, private drainage systems, masonry trash enclosures or other structures shall be located within public utility easements."
- D. If improvements are guaranteed by petition(s), a notarized certificate listing the petition(s) shall be submitted to the Planning Department for recording.
- E. City Stormwater Management has approved the applicant's drainage plan.
- F. Traffic Engineering has approved the access controls. The plat proposes two access openings along 29th Street North in conformance to the site plan.
- G. The applicant shall guarantee the closure of any driveway openings located in areas of complete access control or that exceed the number of allowed openings. A Driveway Closure Certificate in lieu of a guarantee may be provided.
- H. A landscape buffer shall be denoted on the plat.
- I. In accordance with the Kansas Wetland Mapping Conventions under the Memorandum of Understanding between the United States Department of Agriculture - Natural Resources Conservation Service; United States Environmental Protection Agency; United States Army Corps of Engineers (USACE); and United States Fish and Wildlife Service, this site has been identified as one with potential wetland hydrology. The USACE should be contacted (316-322-8247) to have a wetland determination completed.
- J. This property is within a zone identified by the City Engineer's office as likely to have groundwater at some or all times within ten feet of the ground surface elevation. Building with specially engineered foundations or with the lowest floor opening above groundwater is recommended and owners seeking building permits on this property will be similarly advised. More detailed information on recorded groundwater elevations in the vicinity of this property is available in the City Engineer's office.
- K. County Surveying advises the dimension on the westerly line of the drainage easement of 110.00 feet needs corrected to 90.00 feet.
- L. City Environmental Health Division advises that any wells installed on the property for irrigation purposes will have to be properly permitted and inspected.

SUB2015-00040 -- Plat of TERRACE SANDS ADDITION
November 19, 2015 - Page 3

- M. County Surveying and MAPD requests review of a pdf prior to mylar submittal. Send to tricia.robello@sedgwick.gov and nstrahl@wichita.gov.
- N. The applicant shall install or guarantee the installation of all utilities and facilities that are applicable and described in Article 8 of the MAPC Subdivision Regulations. (Water service and fire hydrants required by Article 8 for fire protection shall be as per the direction and approval of the Chief of the Fire Department.)
- O. The Register of Deeds requires all names to be printed beneath the signatures on the plat and any associated documents.
- P. Prior to development of the plat, the applicant is advised to meet with the United States Postal Service Growth Management Coordinator (Phone: 316-946-4556) in order to receive mail delivery without delay, avoid unnecessary expense and determine the type of delivery and the tentative mailbox locations.
- Q. The applicant is advised that various State and Federal requirements (specifically but not limited to the Army Corps of Engineers, Kanopolis Project Office, Route 1, Box 317, Valley Center, KS 67147) for the control of soil and wind erosion and the protection of wetlands may impact how this site can be developed. It is the applicant's responsibility to contact all appropriate agencies to determine any such requirements.
- R. The owner of the subdivision should note that any construction that results in earthwork activities that will disturb one acre or more of ground cover requires a Federal/State National Pollutant Discharge Elimination System Stormwater Discharge Permit from the Kansas Department of Health and Environment in Topeka. Also, for projects located within the City of Wichita, erosion and sediment control devices must be used on ALL projects. For projects outside of the City of Wichita, but within the Wichita metropolitan area, the owner should contact the appropriate governmental jurisdiction concerning erosion and sediment control device requirements.
- S. Perimeter closure computations shall be submitted with the final plat tracing.
- T. Any removal or relocation of existing equipment of utility companies will be at the applicant's expense.
- U. A compact disk (CD) should be provided, which will be used by the City and County GIS Departments, detailing the final plat in digital format in AutoCAD. Please include the name of the plat on the disk. If a disk is not provided, please send the information via e-mail to Kathy Wilson (e-mail address: kwilson@wichita.gov).

**SUB2015-00041 -- Plat of QUIKTRIP 21ST ADDITION
November 19, 2015 - Page 2**

NOTE: This is a replat of the McGovney Addition and the McGovney Addition Replat. The site has been approved for a zone change (ZON2015-00042) from Two-Family Residential (TF-3), Multi-Family Residential (B) and Multi-Family Residential (MF-29) to Limited Commercial (LC) in addition to a Protective Overlay addressing landscaping and screening.

STAFF COMMENTS:

- A. City of Wichita Public Works and Utilities Department advises water and sewer is available. Public Works and Utilities recommends extending an 8-inch water line in Glendale to serve water meters. If utilities are to be relocated, temporary easements will be necessary. "No Trespassing" and "Confined Space" signs will be required at each end of the stormwater reinforced concrete box culvert (RCBC). Grated openings may be needed in the top of the RCBC periodically to meet OSHA standards for confined space.
- B. If improvements are guaranteed by petition(s), a notarized certificate listing the petition(s) shall be submitted to the Planning Department for recording.
- C. City Stormwater Management has requested revisions to the applicant's drainage plan. A Conditional Letter of Map Revision application is under review by FEMA. FEMA approval will be necessary before site construction can commence. A Floodplain fill permit will be required by Division of Water Resources. The City requires the filing of a Floodplain Development Permit.
- D. The Subdivision Committee has required street improvements along Glendale to include three lanes and a parking lane extending to the south entrance. A "'Left-turn only" sign is needed on the south entrance on Glendale.
- E. Traffic Engineering has approved the access controls. The plat proposes one access opening along Oliver and complete access control along Harry.
- F. Traffic Engineering has approved a right-of-way of 60 feet along both Harry and Oliver.
- G. A Protective Overlay Certificate shall be submitted to MAPD prior to City Council consideration, identifying the approved Protective Overlay and its special conditions for development on this property.
- H. As the plat consists of a commercial lot abutting non-arterial street, the Subdivision Regulations require a sidewalk along Glendale. A sidewalk easement is needed along the west property line for the existing sidewalk, and along the north property line in the event the existing sidewalk is not included in street right-of-way.
- I. The applicant shall submit an avigational easement covering all of the subject plat and a restrictive covenant assuring that adequate construction methods will be used to minimize the effects of noise pollution in the habitable structures constructed on subject property.
- J. City Environmental Health Division advises that any wells installed on the property for irrigation purposes will have to be properly permitted and inspected.
- K. County Surveying and MAPD requests review of a pdf prior to mylar submittal. Send to tricia.robello@sedgwick.gov and nstrahl@wichita.gov.

**SUB2015-00041 -- Plat of QUIKTRIP 21ST ADDITION
November 19, 2015 - Page 3**

- L. The applicant shall install or guarantee the installation of all utilities and facilities that are applicable and described in Article 8 of the MAPC Subdivision Regulations. (Water service and fire hydrants required by Article 8 for fire protection shall be as per the direction and approval of the Chief of the Fire Department.)
- M. The Register of Deeds requires all names to be printed beneath the signatures on the plat and any associated documents.
- N. Prior to development of the plat, the applicant is advised to meet with the United States Postal Service Growth Management Coordinator (Phone: 316-946-4556) in order to receive mail delivery without delay, avoid unnecessary expense and determine the type of delivery and the tentative mailbox locations.
- O. The applicant is advised that various State and Federal requirements (specifically but not limited to the Army Corps of Engineers, Kanopolis Project Office, Route 1, Box 317, Valley Center, KS 67147) for the control of soil and wind erosion and the protection of wetlands may impact how this site can be developed. It is the applicant's responsibility to contact all appropriate agencies to determine any such requirements.
- P. The owner of the subdivision should note that any construction that results in earthwork activities that will disturb one acre or more of ground cover requires a Federal/State National Pollutant Discharge Elimination System Stormwater Discharge Permit from the Kansas Department of Health and Environment in Topeka. Also, for projects located within the City of Wichita, erosion and sediment control devices must be used on ALL projects. For projects outside of the City of Wichita, but within the Wichita metropolitan area, the owner should contact the appropriate governmental jurisdiction concerning erosion and sediment control device requirements.
- Q. Perimeter closure computations shall be submitted with the final plat tracing.
- R. Westar Energy advised that LaDonna Vanderford (316/261-6490) is working with the representative from QuikTrip regarding proposed easements for existing equipment. These easements will be obtained by separate easement. However the proposed size and placement is on hold and Westar will need to verify the exact location of the existing equipment and determine the size of the easements needed and placement to cover that equipment.
- S. Kansas Gas Service (KGS) has facilities within the proposed construction limits of the property. Kendall Regier (316/832-3178) is working with the Quiktrip representative on relocations for the project. The scope of KGS's relocations have not been finalized and are dependent on the final civil drawings.
- T. A compact disk (CD) should be provided, which will be used by the City and County GIS Departments, detailing the final plat in digital format in AutoCAD. Please include the name of the plat on the disk. If a disk is not provided, please send the information via e-mail to Kathy Wilson (e-mail address: kwilson@wichita.gov).

STAFF REPORT

CASE NUMBER: VAC2015-00048 - Request to vacate public street right-of-way dedicated by separate instrument

APPLICANT: Triple J of Wichita, LLC, c/o Morgan Coon (applicant)

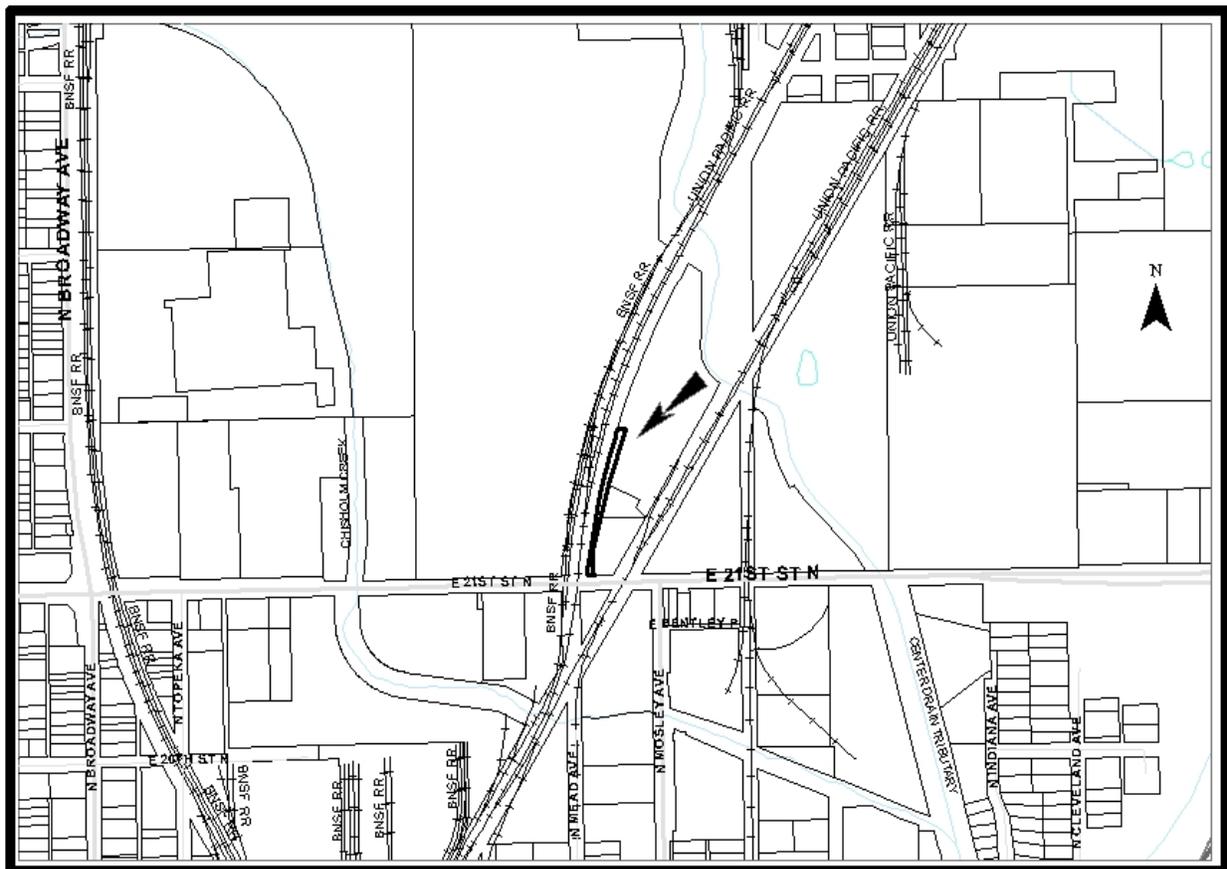
LEGAL DESCRIPTION: Generally described as vacating that part of the irregular shaped, dead-end public street right-of-way dedicated by separate instrument and recorded September 1, 1982, FLM-542 PG-1540, Wichita, Sedgwick County, Kansas

LOCATION: Generally located midway between Broadway Avenue and I-135, on the north side of 21st Street North and west of Mosley Avenue (WCC VI)

REASON FOR REQUEST: The street has not been constructed

CURRENT ZONING: All abutting and adjacent properties are zoned GI General Industrial

VICINITY MAP:



The applicant is requesting the vacation of the irregular shaped, dead-end public street right-of-way dedicated by separate instrument and recorded September 1, 1982, FLM-542 PG-1540. A minor street permit allows the applicant to use the right-of-way as a paved controlled access drive onto the applicant's property; vacation of the subject right-of-way will remove the minor street permit and its annual fee. The right-of-way serves only the applicant's unplatted property. Vacation of the right-of-way will not deny any properties access to public street right-of-way. The subject right-of-way runs parallel to the east side a 100-foot wide railroad right-of-way/easement. There appears to be no utilities located in the subject right-of-way.

Based upon information available prior to the public hearing and reserving the right to make recommendations based on subsequent comments from City Public Works, Water & Sewer, Stormwater, Traffic, Fire, franchised utility representatives and other interested parties, Planning Staff has listed the following considerations (but not limited to) associated with the request to vacate the described public street right-of-way dedicated by separate instrument.

- A. That after being duly and fully informed as to fully understand the true nature of this petition and the propriety of granting the same, the MAPC makes the following findings:
1. That due and legal notice has been given by publication as required by law, in the Wichita Eagle, of notice of this vacation proceeding one time October 29, 2015, which was at least 20 days prior to this public hearing.
 2. That no private rights will be injured or endangered by vacating the described public street right-of-way dedicated by separate instrument and that the public will suffer no loss or inconvenience thereby.
 3. In justice to the petitioner, the prayer of the petition ought to be granted.

Conditions (but not limited to) associated with the request:

- (1) Vacate the described public street right-of-way. Provide Planning with a legal description of the vacated right-of-way on a Word document, via E-mail to be used on the Vacation Order. This must be provided to Planning prior to VAC2015-00048 proceeding to City Council for final action
- (2) Provide a covenant, with original signatures, binding and tying the described vacated public street right-of-way dedicated by separate instrument to the applicant's abutting property. This must be provided to Planning prior to VAC2015-00048 proceeding to City Council for final action and subsequent recording with the Vacation Order at the Sedgwick County Register of Deeds and the Sedgwick County Appraisers Office.
- (3) As needed dedicate easements by separate instruments to cover all utilities. These original dedications must be provided to Planning prior to VAC2015-00016 proceeds to City Council for final action and subsequent recording with the Register of Deeds.
- (4) Provide utilities with any needed project plans for the relocation of utilities for review and approval. Any relocation/reconstruction of utilities made necessary by this vacation shall be to City Standards and shall be the responsibility and at the expense of the applicants. Provide an approved project number(s) to Planning prior to the case going to City Council for final action.

- (5) All improvements shall be according to City Standards and at the applicants' expense.
- (6) Per MAPC Policy Statement #7, all conditions are to be completed within one year of approval by the MAPC or the vacation request will be considered null and void. All vacation requests are not complete until the Wichita City Council or the Sedgwick County Board of County Commissioners have taken final action on the request and the vacation order and all required documents have been provided to the City, County and/or franchised utilities and the necessary documents have been recorded with the Register of Deeds.

SUBDIVISION COMMITTEE'S RECOMMENDED ACTION

The Subdivision Committee recommends approval subject to the following conditions:

- (1) Vacate the described public street right-of-way. Provide Planning with a legal description of the vacated right-of-way on a Word document, via E-mail to be used on the Vacation Order. This must be provided to Planning prior to VAC2015-00048 proceeding to City Council for final action
- (2) Provide a covenant, with original signatures, binding and tying the described vacated public street eight-of-way dedicated by separate instrument to the applicant's abutting property. This must be provided to Planning prior to VAC2015-00048 proceeding to City Council for final action and subsequent recording with the Vacation Order at the Sedgwick County Register of Deeds and the Sedgwick County Appraisers Office.
- (3) As needed dedicate easements by separate instruments to cover all utilities. These original dedications must be provided to Planning prior to VAC2015-00016 proceeds to City Council for final action and subsequent recording with the Register of Deeds.
- (4) Provide utilities with any needed project plans for the relocation of utilities for review and approval. Any relocation/reconstruction of utilities made necessary by this vacation shall be to City Standards and shall be the responsibility and at the expense of the applicants. Provide an approved project number(s) to Planning prior to the case going to City Council for final action.
- (5) All improvements shall be according to City Standards and at the applicants' expense.
- (6) Per MAPC Policy Statement #7, all conditions are to be completed within one year of approval by the MAPC or the vacation request will be considered null and void. All vacation requests are not complete until the Wichita City Council or the Sedgwick County Board of County Commissioners have taken final action on the request and the vacation order and all required documents have been provided to the City, County and/or franchised utilities and the necessary documents have been recorded with the Register of Deeds.

STAFF REPORT

CASE NUMBER: VAC2015-00049 - Request to vacate the platator's text to amend the dedication and the uses permitted in a platted reserve

OWNER/APPLICANT: The public by virtue of plat dedication (owner) Kathleen K. Caldwell (applicant)

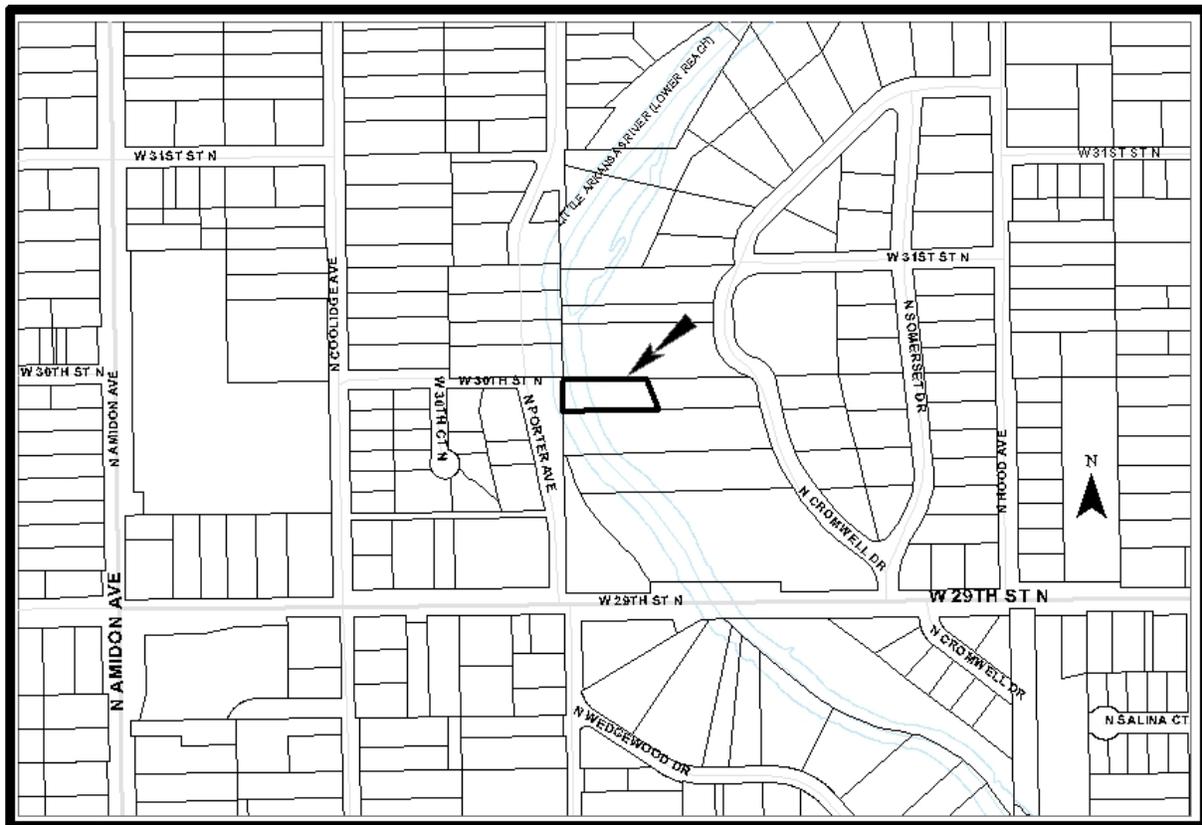
LEGAL DESCRIPTION: Generally described as vacating the platator's text of the platted Reserve A, Emel Addition, Wichita, Sedgwick County, Kansas

LOCATION: Generally located east of Amidon Avenue, north of 29th Street North, on the west side of Cromwell Drive (WCC V1)

REASON FOR REQUEST: Assist in providing clear title of ownership to the applicant

CURRENT ZONING: The site and all the abutting and the adjacent west properties are zoned SF-5 Single-Family Residential

VICINITY MAP:



The platted Reserve A, Emel Addition, abuts the west, back yard of the applicant’s property, Lot 1, Emel Addition and east side of the Little Arkansas River. The applicant is requesting the vacation of the plattor’s text of the platted subject reserve. Per the plattor’s text, Reserves A is hereby dedicated to the public for drainage, river bank maintenance, flood control and river beautification. The ownership list provided by the title company recognizes Reserve A as being owned by the public by virtue of the plat dedication. The Subdivision Regulations’ definition of a reserve includes: “Typically future ownership and maintenance for a reserve is set forth by a restrictive covenant that provides that a homeowners or a lot association will hold title to the reserve and therefore be held responsible for the reserve’s maintenance. The restrictive covenant may provide ownership and maintenance to be tied to ownership of an adjacent lot. Ownership and maintenance is not assign to an individual, partnership, or corporation except in cases of a reserve except in the case of a reserve platted for the future sales to a public body for a public facility.”

No restrictive covenant(s) has been found that establishes that a homeowners association, a lot association, an adjacent lot, an individual, a partnership, or a corporation that holds title and is responsible for maintenance of the subject reserve. There is no record of a sale of the reserve to the City of Wichita or any public body. The request will eliminate that Reserve A is “dedicated to the public.” A restrictive covenant binding and tying Reserve A to Lot 1 (the abutting lot), all in the Emel Addition, will aid the applicant in obtaining clear title to the subject reserve. The site is located within a Floodway. There are no utilities located in the subject reserve. The Emel Addition was recorded July 25, 1972.

Based upon information available prior to the public hearing and reserving the right to make recommendations based on subsequent comments from City Public Works, Water & Sewer, Stormwater, Traffic, Fire, franchised utility representatives and other interested parties, Planning Staff has listed the following considerations (but not limited to) associated with the request to vacate the plattor’s text to amend the dedication and the uses permitted in the platted reserve.

- A. That after being duly and fully informed as to fully understand the true nature of this petition and the propriety of granting the same, the MAPC makes the following findings:
 - 1. That due and legal notice has been given by publication as required by law, in the Wichita Eagle, of notice of this vacation proceeding one time October 29, 2015, which was at least 20 days prior to this public hearing.
 - 2. That no private rights will be injured or endangered by vacating the plattor’s text to amend the dedication and the uses permitted in the platted reserve and that the public will suffer no loss or inconvenience thereby.
 - 3. In justice to the petitioner, the prayer of the petition ought to be granted.

Conditions (but not limited to) associated with the request:

- (1) Provide a restrictive covenant, with original signatures, binding and tying Reserve A, Emel Addition to Lot 1, Emel Addition. This must be provided to Planning prior to VAC2015-00049 proceeding to City Council for final action and subsequent recording with the Vacation Order at the Sedgwick County Register of Deeds and separately at the Sedgwick County Appraisers Office.

- (2) Vacate the plattor’s text to remove that Reserve A is dedicated to the public.
- (3) The uses allowed in Reserves A, Emel Addition will be single-family residential uses, drainage, river bank maintenance, flood control and river beautification.
- (4) As needed provide easements for utilities. As needed provide letters from franchised utility representatives stating that there utilities are protected by the appropriate easements. These must be provided to Planning prior to the case going to the City Council for final action.
- (5) Provide utilities with any needed project plans for the relocation of utilities for review and approval. Relocation/reconstruction of all utilities made necessary by this vacation shall be to City Standards and shall be the responsibility and at the expense of the applicants. Provide an approved project number to Planning prior to the case going to the City Council for final action.
- (6) All improvements shall be according to City Standards and at the applicants’ expense.
- (7) Per MAPC Policy Statement #7, all conditions are to be completed within one year of approval by the MAPC or the vacation request will be considered null and void. All vacation requests are not complete until the Wichita City Council or the Sedgwick County Board of County Commissioners have taken final action on the request and the vacation order and all required documents have been provided to the City, County and/or franchised utilities and the necessary documents have been recorded with the Register of Deeds.

SUBDIVISION COMMITTEE’S RECOMMENDED ACTION

The Subdivision Committee recommends approval subject to the following conditions:

- (1) Provide a restrictive covenant, with original signatures, binding and tying Reserve A, Emel Addition to Lot 1, Emel Addition. This must be provided to Planning prior to VAC2015-00049 proceeding to City Council for final action and subsequent recording with the Vacation Order at the Sedgwick County Register of Deeds and separately at the Sedgwick County Appraisers Office.
- (2) Vacate the plattor’s text to remove that Reserve A is dedicated to the public.
- (3) The uses allowed in Reserves A, Emel Addition will be single-family residential uses, drainage, river bank maintenance, flood control and river beautification.
- (4) As needed provide easements for utilities. As needed provide letters from franchised utility representatives stating that there utilities are protected by the appropriate easements. These must be provided to Planning prior to the case going to the City Council for final action.
- (5) Provide utilities with any needed project plans for the relocation of utilities for review and approval. Relocation/reconstruction of all utilities made necessary by this vacation shall be to City Standards and shall be the responsibility and at the expense of the applicants. Provide an approved project number to Planning prior to the case going to the City Council for final action.

- (6) All improvements shall be according to City Standards and at the applicants’ expense.

- (7) Per MAPC Policy Statement #7, all conditions are to be completed within one year of approval by the MAPC or the vacation request will be considered null and void. All vacation requests are not complete until the Wichita City Council or the Sedgwick County Board of County Commissioners have taken final action on the request and the vacation order and all required documents have been provided to the City, County and/or franchised utilities and the necessary documents have been recorded with the Register of Deeds.

STAFF REPORT

CASE NUMBER: VAC2015-00050 - Request to vacate a portion of a platted drainage and utility easement

OWNER/AGENT: S.J. Ram, LC, c/o Don Walenta (owner) Ruggles and Bohm, c/o Will Clevenger (agent)

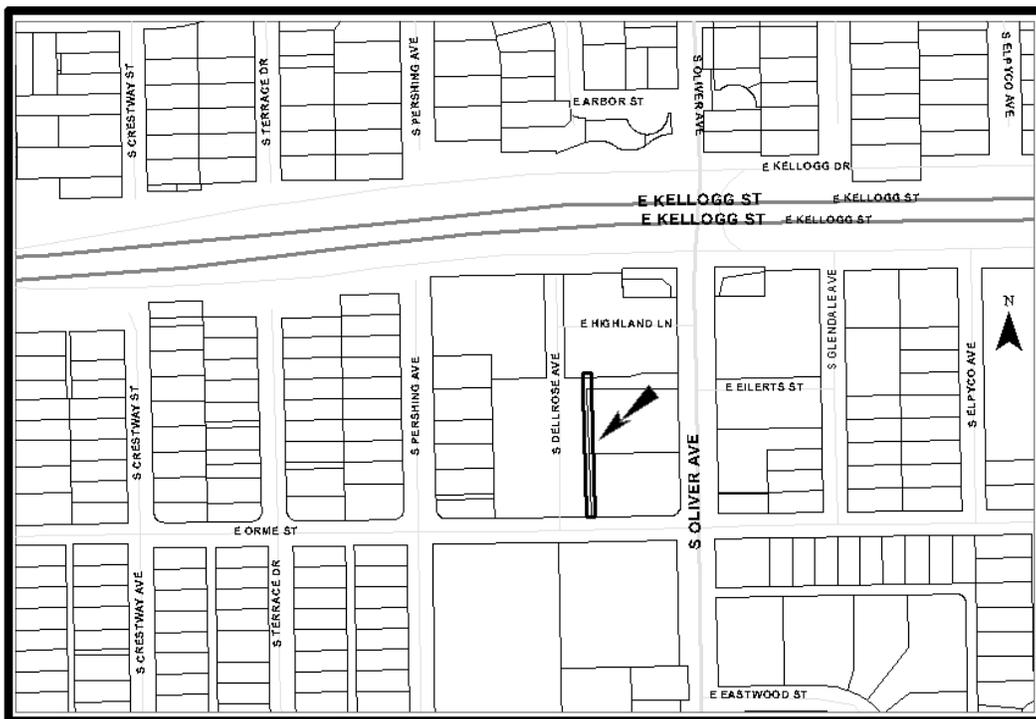
LEGAL DESCRIPTION: Generally described as vacating the south 152 feet of the platted 20-foot wide drainage and utility easement centered on the common lot lines of Lots 2 and 4 and all in Block 1, all in the Ann Walenta Commercial Addition, Wichita, Sedgwick County, Kansas

LOCATION: Generally located south of Kellogg Street, on the northwest corner of Oliver Avenue and Orme Street (WCC III)

REASON FOR REQUEST: Development of the site

CURRENT ZONING: The site and the abutting and the adjacent east (across Oliver Avenue) properties are zoned LC Limited Commercial and a small NR Neighborhood Retail zoned property. Abutting and adjacent west and south properties are zoned TF-3 Two-Family Residential. Kellogg Street abuts the north side of the site. The site is part of CUP DP-261.

VICINITY MAP:



The applicant is requested the vacation of the south 152 feet of the platted 20-foot wide drainage and utility easement centered on the common lot lines of Lots 2 and 4, all in Block 1, all in the Ann Walenta Commercial Addition. The applicant proposes dedicating another easement to replace the vacated portion of the subject easement. There appears to be no utilities located in the subject easement. The Ann Walenta Commercial Addition was recorded July 15, 2009.

Based upon information available prior to the public hearing and reserving the right to make recommendations based on subsequent comments from City Public Works, Water & Sewer, Stormwater, Traffic, Fire, franchised utility representatives and other interested parties, Planning Staff has listed the following considerations (but not limited to) associated with the request to vacate the described portion of the platted drainage and utility easement.

- A. That after being duly and fully informed as to fully understand the true nature of this petition and the propriety of granting the same, the MAPC makes the following findings:
1. That due and legal notice has been given by publication as required by law, in the Wichita Eagle, of notice of this vacation proceeding one time October 29, 2015, which was at least 20 days prior to this public hearing.
 2. That no private rights will be injured or endangered by vacating the described portion of the platted drainage and utility easement and that the public will suffer no loss or inconvenience thereby.
 3. In justice to the petitioner, the prayer of the petition ought to be granted.

Conditions (but not limited to) associated with the request:

- (1) Provide a legal description of the vacated portion of the platted drainage and utility easement on a Word document via E-mail for the Vacation Order. This must be provided prior to VAC2015-00050 proceeding to City Council for final action and subsequent recording with the Vacation Order at the Sedgwick County Register of Deeds.
- (2) As needed provide easements for utilities. As needed provide letters from franchised utility representatives stating that there utilities are protected by the appropriate easements. These must be provided to Planning prior to the case going to the City Council for final action.
- (3) Provide utilities with any needed project plans for the relocation of utilities for review and approval. Relocation/reconstruction of all utilities made necessary by this vacation shall be to City Standards and shall be the responsibility and at the expense of the applicants. Provide an approved project number to Planning prior to the case going to the City Council for final action.
- (4) All improvements shall be according to City Standards and at the applicants' expense.

- (5) Per MAPC Policy Statement #7, all conditions are to be completed within one year of approval by the MAPC or the vacation request will be considered null and void. All vacation requests are not complete until the Wichita City Council or the Sedgwick County Board of County Commissioners have taken final action on the request and the vacation order and all required documents have been provided to the City, County and/or franchised utilities and the necessary documents have been recorded with the Register of Deeds.

SUBDIVISION COMMITTEE’S RECOMMENDED ACTION

The Subdivision Committee recommends approval subject to the following conditions:

- (1) Provide a legal description of the vacated portion of the platted drainage and utility easement on a Word document via E-mail for the Vacation Order. This must be provided prior to VAC2015-00050 proceeding to City Council for final action and subsequent recording with the Vacation Order at the Sedgwick County Register of Deeds.
- (2) As needed provide easements for utilities. As needed provide letters from franchised utility representatives stating that their utilities are protected by the appropriate easements. These must be provided to Planning prior to the case going to the City Council for final action.
- (3) Provide utilities with any needed project plans for the relocation of utilities for review and approval. Relocation/reconstruction of all utilities made necessary by this vacation shall be to City Standards and shall be the responsibility and at the expense of the applicants. Provide an approved project number to Planning prior to the case going to the City Council for final action.
- (4) All improvements shall be according to City Standards and at the applicants’ expense.
- (5) Per MAPC Policy Statement #7, all conditions are to be completed within one year of approval by the MAPC or the vacation request will be considered null and void. All vacation requests are not complete until the Wichita City Council or the Sedgwick County Board of County Commissioners have taken final action on the request and the vacation order and all required documents have been provided to the City, County and/or franchised utilities and the necessary documents have been recorded with the Register of Deeds.

STAFF REPORT

CASE NUMBER: VAC2015-00051 - Request to vacate a portion of a floodway reserve agreement and/or the text of a floodway reserve agreement

OWNER/AGENT: Trent Hardison (owner) MKEC, c/o Gene Rath (agent)

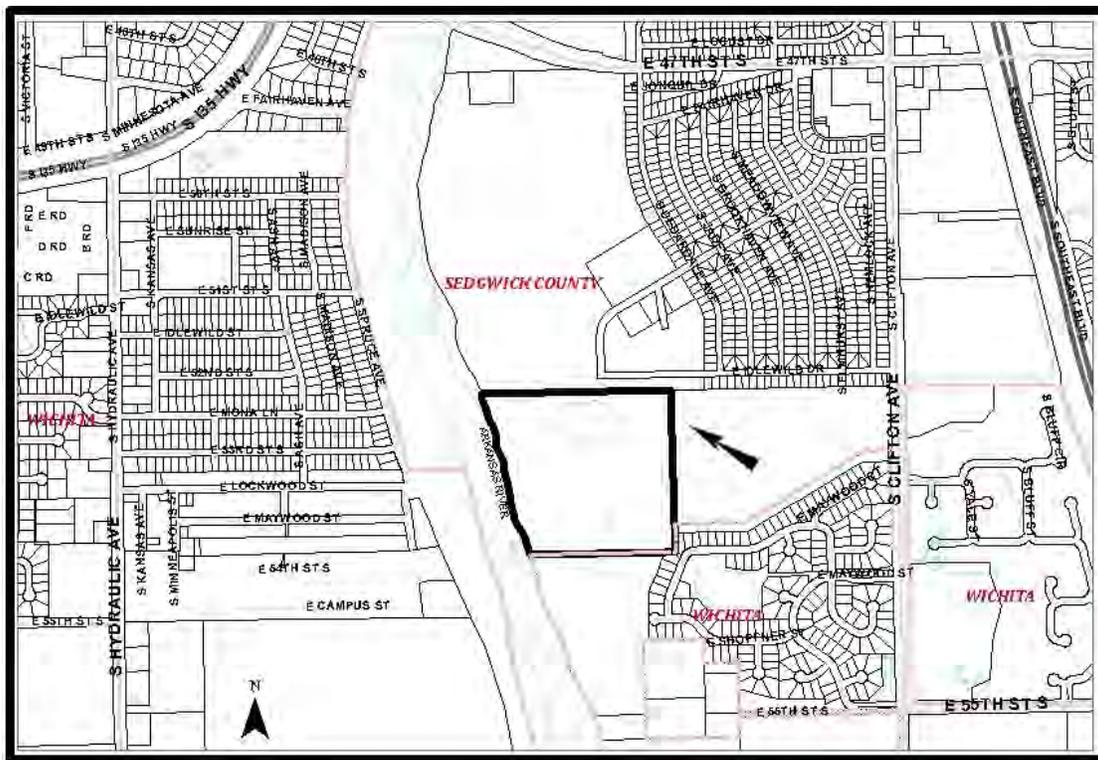
LEGAL DESCRIPTION: Generally described as vacating a portion of a floodway reserve agreement and/or the text of the floodway reserve agreement (FILM 837/PAGE 201) located on that part of Government Lot 3 in Section 22, Township 28 South, Range 1, East of the 6th PM, lying east of the Arkansas River, except that part platted as Pineaire Mobile Home Park, Sedgwick County, Kansas

LOCATION: Generally located west of K-15, midway between 47th and 55th Streets South and west of Clifton Avenue (BoCC 5)

REASON FOR REQUEST: To allow fill dirt to be placed in it

CURRENT ZONING: The site and the abutting east and north properties are zoned SF-20 Single-Family Residential. Abutting south properties are zoned SF-5 Single-Family Residential. The Arkansas River abuts the west side of the site.

VICINITY MAP:



The applicant is requested the vacation of the floodway reserve agreement to allow fill dirt to be placed in it. To clear the site for construction of a home or other buildings the site would need to be platted. The site is located in a floodway and a flood zone; the revised/updated FEMA Flood Maps will take the place of the floodway reserve agreement. There is sewer line and manholes located along the north and a north portion of the west sides of the property; easements must be provided to cover these utilities. The floodway reserve agreement was approved by the Sedgwick County Engineer and the BoCC October 8, 1986, FILM 837/PAGE 201.

Although the case is located in Sedgwick County it is also located within the City of Wichita's 3-mile ring subdivision jurisdiction. This means the Wichita City Council must consider the request and make a recommendation prior to the request going to the Sedgwick County Commission for final action.

Based upon information available prior to the public hearing and reserving the right to make recommendations based on subsequent comments from City Public Works, Water & Sewer, Stormwater, Traffic, Fire, franchised utility representatives and other interested parties, Planning Staff has listed the following considerations (but not limited to) associated with the request to vacate the floodway reserve agreement.

- A. That after being duly and fully informed as to fully understand the true nature of this petition and the propriety of granting the same, the MAPC makes the following findings:
1. That due and legal notice has been given by publication as required by law, in the Wichita Eagle, of notice of this vacation proceeding one time October 29, 2015, which was at least 20 days prior to this public hearing.
 2. That no private rights will be injured or endangered by vacating the described floodway reserve agreement and that the public will suffer no loss or inconvenience thereby.
 3. In justice to the petitioner, the prayer of the petition ought to be granted.

Conditions (but not limited to) associated with the request:

- (1) Sedgwick County Public Works agrees to allow fill to be placed in accordance with a State DWR fill permit. A State Stormwater NOI, a State DWR Fill permit, a County Stormwater permit and a County Floodplain Development permit will be required. A survey will be required to ensure no encroachment into the Regulatory Floodway.
- (2) Provide a legal description of the vacated floodway reserve agreement on a Word document via E-mail for the Vacation Order. This must be provided prior to VAC2015-00051 proceeding to City Council and the Board of County Commissioners for final action and subsequent recording at the Sedgwick County Register of Deeds.
- (3) Provide easements for all utilities, including the sewer line and manholes located in the floodway reserve agreement. As needed provide letters from franchised utility representatives stating that there utilities are protected by the appropriate easements. These must be provided, with original signatures, to Planning prior to the case going to the City Council and the Board of County Commissioners for final action.

- (4) Provide utilities with any needed project plans for the relocation of utilities for review and approval. Relocation/reconstruction of all utilities made necessary by this vacation shall be to City Standards and shall be the responsibility and at the expense of the applicants. Provide an approved project number to Planning prior to the case going to the City Council and the Board of County Commissioners for final action.
- (5) All improvements shall be according to City Standards and County Standards and at the applicants' expense.
- (6) Per MAPC Policy Statement #7, all conditions are to be completed within one year of approval by the MAPC or the vacation request will be considered null and void. All vacation requests are not complete until the Wichita City Council or the Sedgwick County Board of County Commissioners have taken final action on the request and the vacation order and all required documents have been provided to the City, County and/or franchised utilities and the necessary documents have been recorded with the Register of Deeds.

SUBDIVISION COMMITTEE'S RECOMMENDED ACTION

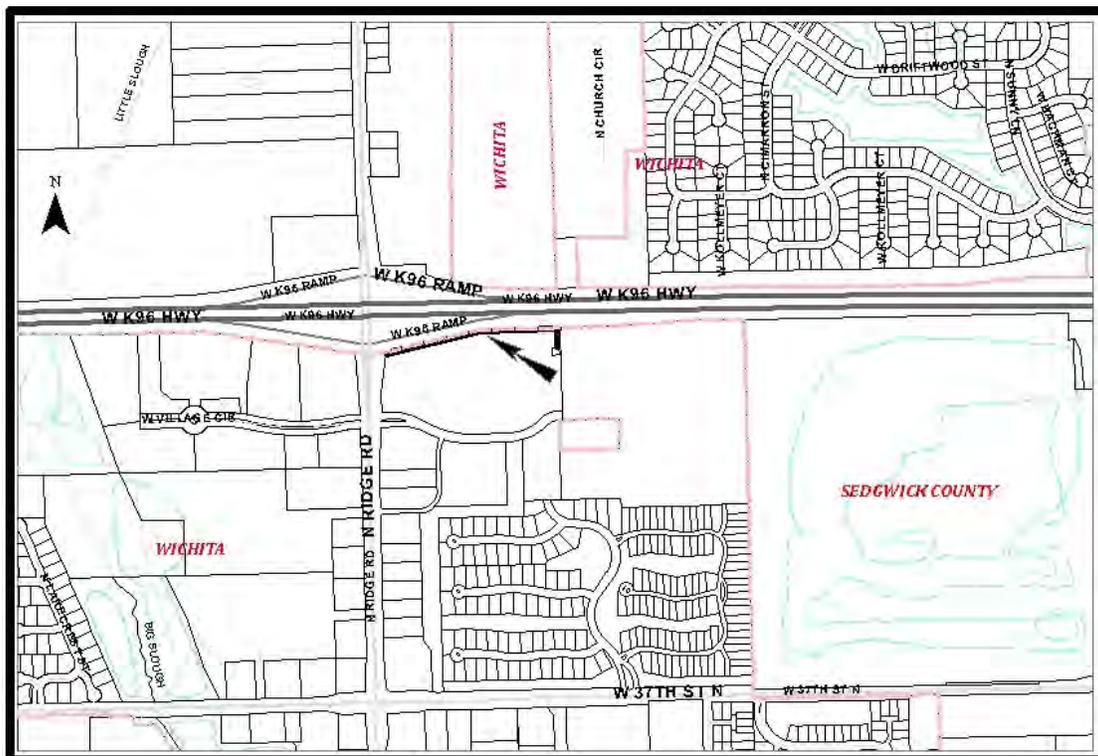
The Subdivision Committee recommends approval subject to the following conditions:

- (1) Sedgwick County Public Works agrees to allow fill to be placed in accordance with a State DWR fill permit. A State Stormwater NOI, a State DWR Fill permit, a County Stormwater permit and a County Floodplain Development permit will be required. A survey will be required to ensure no encroachment into the Regulatory Floodway.
- (2) Provide a legal description of the vacated floodway reserve agreement on a Word document via E-mail for the Vacation Order. This must be provided prior to VAC2015-00051 proceeding to City Council and the Board of County Commissioners for final action and subsequent recording at the Sedgwick County Register of Deeds.
- (3) Provide easements for all utilities, including the sewer line and manholes located in the floodway reserve agreement. As needed provide letters from franchised utility representatives stating that there utilities are protected by the appropriate easements. These must be provided, with original signatures, to Planning prior to the case going to the City Council and the Board of County Commissioners for final action.
- (4) Provide utilities with any needed project plans for the relocation of utilities for review and approval. Relocation/reconstruction of all utilities made necessary by this vacation shall be to City Standards and shall be the responsibility and at the expense of the applicants. Provide an approved project number to Planning prior to the case going to the City Council and the Board of County Commissioners for final action.
- (5) All improvements shall be according to City Standards and County Standards and at the applicants' expense.

- (6) Per MAPC Policy Statement #7, all conditions are to be completed within one year of approval by the MAPC or the vacation request will be considered null and void. All vacation requests are not complete until the Wichita City Council or the Sedgwick County Board of County Commissioners have taken final action on the request and the vacation order and all required documents have been provided to the City, County and/or franchised utilities and the necessary documents have been recorded with the Register of Deeds.

STAFF REPORT

- CASE NUMBER:** VAC2015-00052 - Request to vacate a platted utility easement
- OWNER/AGENT:** Tier 1 LLC, c/o Jesse Schellenberg (owner) MKEC, c/o Brian Lindebak (agent)
- LEGAL DESCRIPTION:** Generally described as vacating the platted 20-foot wide utility easement that runs parallel to the north property line of Lot 1 and the north 188.71 feet of the east property line of said lot, all in Block 4, Estancia Commercial Addition, Wichita, Sedgwick County, Kansas
- LOCATION:** Generally located southeast of K-96 and Ridge Road (WCC V)
- REASON FOR REQUEST:** Development of the site
- CURRENT ZONING:** The site is zoned GC General Commercial. Abutting south and adjacent west (across Ridge Road) properties are zoned LC Limited Commercial. Abutting east properties are being rezoned (ZON2015-00029). K-96 abuts the north side of the site. The site is part of CUP DP-337.
- VICINITY MAP:**



The applicant is requested the vacation of the platted 20-foot wide utility easement that runs parallel to the north property line of Lot 1 and the north 188.71 feet of the east property line of said lot, all in Block 4, Estancia Commercial Addition. The platted 20-foot build setback that runs parallel to the north property line of Lot 1, Block 4, Estancia Commercial Addition will remain. There are no public utilities located in the subject reserve. Westar has utilities located in the vacation area, Heide Bryan is the Westar representative and can be contacted at 261-6554. The Estancia Commercial Addition was recorded September 28, 2015.

Based upon information available prior to the public hearing and reserving the right to make recommendations based on subsequent comments from City Public Works, Water & Sewer, Stormwater, Traffic, Fire, franchised utility representatives and other interested parties, Planning Staff has listed the following considerations (but not limited to) associated with the request to vacate the described portion of the platted utility easement.

- A. That after being duly and fully informed as to fully understand the true nature of this petition and the propriety of granting the same, the MAPC makes the following findings:
1. That due and legal notice has been given by publication as required by law, in the Wichita Eagle, of notice of this vacation proceeding one time October 29, 2015, which was at least 20 days prior to this public hearing.
 2. That no private rights will be injured or endangered by vacating the described portion of the platted utility easement and that the public will suffer no loss or inconvenience thereby.
 3. In justice to the petitioner, the prayer of the petition ought to be granted.

Conditions (but not limited to) associated with the request:

- (1) Provide a legal description of the vacated portion of the platted utility easement on a Word document via E-mail for the Vacation Order. This must be provided prior to VAC2015-00052 proceeding to City Council for final action and subsequent recording with the Vacation Order at the Sedgwick County Register of Deeds.
- (2) As needed provide easements for utilities. As needed provide letters from franchised utility representatives stating that their utilities are protected by the appropriate easements. These must be provided to Planning prior to the case going to the City Council for final action.
- (3) Provide utilities with any needed project plans for the relocation of utilities for review and approval. Relocation/reconstruction of all utilities made necessary by this vacation shall be to City Standards and shall be the responsibility and at the expense of the applicants. Provide an approved project number to Planning prior to the case going to the City Council for final action.
- (4) All improvements shall be according to City Standards and at the applicants' expense.

- (5) Per MAPC Policy Statement #7, all conditions are to be completed within one year of approval by the MAPC or the vacation request will be considered null and void. All vacation requests are not complete until the Wichita City Council or the Sedgwick County Board of County Commissioners have taken final action on the request and the vacation order and all required documents have been provided to the City, County and/or franchised utilities and the necessary documents have been recorded with the Register of Deeds.

SUBDIVISION COMMITTEE’S RECOMMENDED ACTION

The Subdivision Committee recommends approval subject to the following conditions:

- (1) Provide a legal description of the vacated portion of the platted utility easement on a Word document via E-mail for the Vacation Order. This must be provided prior to VAC2015-00052 proceeding to City Council for final action and subsequent recording with the Vacation Order at the Sedgwick County Register of Deeds.
- (2) As needed provide easements for utilities. As needed provide letters from franchised utility representatives stating that their utilities are protected by the appropriate easements. These must be provided to Planning prior to the case going to the City Council for final action.
- (3) Provide utilities with any needed project plans for the relocation of utilities for review and approval. Relocation/reconstruction of all utilities made necessary by this vacation shall be to City Standards and shall be the responsibility and at the expense of the applicants. Provide an approved project number to Planning prior to the case going to the City Council for final action.
- (4) All improvements shall be according to City Standards and at the applicants’ expense.
- (5) Per MAPC Policy Statement #7, all conditions are to be completed within one year of approval by the MAPC or the vacation request will be considered null and void. All vacation requests are not complete until the Wichita City Council or the Sedgwick County Board of County Commissioners have taken final action on the request and the vacation order and all required documents have been provided to the City, County and/or franchised utilities and the necessary documents have been recorded with the Register of Deeds.

BACKGROUND: The applicant is requesting a zone change from MH Manufactured Housing (MH) to LC Limited Commercial (LC) with a Conditional Use to allow outdoor vehicle and equipment sales, specifically the sale of manufactured homes. The MH zoning district does not permit the sale of outdoor vehicle and equipment sales/manufactured homes. However, outdoor vehicle and equipment sales may be permitted after consideration and approval of a Conditional Use on a site by site basis in the LC zoning district; Unified Zoning Code (UZC), Sec.III-D.6.x. The site is located midway between 47th and 55th Streets South on the west side of Meridian Avenue. The 1.98-acre site is partially developed with a ‘new office’ and a parking lot, as shown on the applicant’s site plan. The 1.98-acre site is part of the approximately 138-acre partially developed MH zoned Southborough Estates Addition manufactured home park.

The mid-mile site is located in a portion of the south-central edge of the Wichita city limits, abutting and adjacent to properties located in Wichita, Sedgwick County and the City of Haysville. Approximately six-acre LC zoned properties are located on seven of the eight properties abutting the area’s arterial intersections of 47th Street South - Meridian Avenue and 55th Street South - Meridian Avenue. Three of the seven LC zoned sites are agricultural fields, two are developed as farmsteads (built 1936, 1948), one is a warehouse-retail business (built 1985, 1997, looks like a barn and accessory building) and the last is a single-family residence with undeveloped land around it. The LC zoned single-family residence with the undeveloped LC land around it reflects two different owners. The LC zoned properties are the result of the 1958 rezoning of county properties located within the three-mile growth area of Wichita, which included Light Commercial zoning (now Limited Commercial) being located on the abutting four corners of arterial intersections. USD Unified School District (USD) 261’s public schools Campus High School and Ruth Clark Elementary School and their campuses are located approximately a quarter-mile southeast of the site. The schools are located on the northeast corner of 55th Street South and Meridian Avenue in Haysville.

A portion of the applicant’s MH zoned manufacture home subdivision is located north of the site, across the paved, private Southborough road. The adjacent north property is developed with double wide manufactured homes, with pitched roofs, siding similar to what is found on a stick frame house and sitting on permanent foundations. The applicant’s abutting south and west MH zoned property is currently used as agricultural fields. A developed SF-5 Single-Family Residential (“SF-5”) zoned subdivision is located further north and west of the site. County zoned SF-20 Single-Family Residential (“SF-20”) large tract single-family residences and agricultural fields are also located further north and west of the site. Properties located east of the site, across Meridian Avenue, include SF-20 zoned agricultural fields, a SF-5 zoned single-family residence (built 1950) and the city of Wichita’s SF-5 zoned South Lakes Public Parks sports complex (outdoor playing fields). The park is the largest development in the area, with the applicant’s MH zoned properties perhaps equaling the park in size.

The applicant’s site plan shows the noted new office building and the paved parking with 13 parking spaces. The UZC requires one parking space per 500 square feet of building floor area, plus two spaces for the first 10,000 square feet of lot area used for sales or storage purposes, plus one space for each 10,000 square feet of lot area used for sales, display or storage purposes thereafter. The site plan does not give the size of the office, but if it is similar in size to the applicant’s double wide manufactured homes (which it resembles) it’s size can be calculated at approximately 1,220-square feet; 76 feet (x) 16 feet. The site plan shows a 29,070 display area. Based on the estimate of the office size and the stated size of the display area, the applicant’s 13 parking spaces and one disabled parking spaces exceeds the required seven parking spaces. The site plan shows the display area surfaced with gravel. The UZC, Sec. IV-A.1.b requires new development off-street parking and loading facilities shall be provided for any new building constructed and for any new use established, in accordance with the standards of this section.

The UZC, Sec. IV-A,2.b, requires all parking areas, loading areas and driveways on all developments other than low-density residential development be surfaced with concrete, asphaltic concrete, asphalt or other comparable surfacing. Gravel is not a comparable surfacing, a variance would be required to allow gravel parking. Variances are deviations from specific regulations in this Code. The site plan shows the required solid screening, but no landscaping; landscaping shall be per the UZC. The site plan shows a drive onto Meridian Avenue. The site plan does not show proposed lighting nor signs.

CASE HISTORY: From October-December, 1983, CU-263, a conditional use for a mobile home park, was considered and denied by the Haysville Planning Commission and the MAPC. The applicant withdrew the request prior to consideration and final action by the BoCC. CU-279, a conditional use for a mobile home park subject to platting, was considered and approved by the MAPC at their May 2, 1985 meeting. The BoCC denied the request at their June 19, 1985 meeting. On May 13, 1986, a District Court overturned the BoCC's denial and granted CU-279, a conditional use for a mobile home park subject to platting. On March 7, 2000, the City Council approved zoning case Z-3339, which rezoned the property the site is located on from SF-6 Single-Family Residential to MH. The site is part of the platted Lot 1, Southborough Estates Addition, which was recorded with the Register of Deeds March 13, 1989. The site was annexed into the city sometime between 1981-1990.

ADJACENT ZONING AND LAND USE:

NORTH: MH, LC	Manufactured homes, single-family residence, undeveloped land
SOUTH: MH, SF-20, LC	Agricultural fields, a warehouse-retail business
EAST: SF-5, SF-20	Single-family residence, agricultural fields, large public park
WEST: MH, SF-20, SF-5	Agricultural fields, large tract single-family residence, single-family residential subdivision

PUBLIC SERVICES: The subject property has access to Meridian Avenue, a curbed, four-lane arterial street and Southborough Street, a paved, private, two-lane residential street. Municipal water and sewer services and all other utilities are currently provided to the subject property.

CONFORMANCE TO PLANS/POLICIES: The "2030 Land Use Guide of the Comprehensive Plan" (Plan) identifies the MH zoned site as "urban residential." The urban residential category encompasses areas that reflect the full diversity of residential development densities and types typically found in a large urban municipality. The range of housing types found includes single detached homes, semi-detached homes, zero lot line units, patio homes, duplexes, townhouses, apartments and multi-family units, condominiums, mobile home parks, and special residential accommodations for the elderly. Elementary and middle school facilities, churches, playgrounds, parks and other similar residential-serving uses may also be found in this category. The MH zoning district is compatible with the urban residential category, but the requested LC zoning is not.

The proposed LC zoning is compatible to the "local commercial" category of the Plan. The UZC allows consideration of outdoor vehicle and equipment sales on LC zoned lots as a Conditional Use on a site by site basis. The "Commercial Locational Guidelines of the Comprehensive Plan" (commercial locational guidelines) recommends that commercial sites should be located adjacent to arterials and should have site design features, which limit noise, lighting, and other activity from adversely impacting surrounding residential areas. The site has direct access onto Meridian Avenue, a four-lane arterial. The commercial locational guidelines also recommends that outdoor vehicle and equipment sales should be guided to cluster in areas such as CBD fringe, segments of Kellogg Avenue and Broadway Avenue, or other appropriate areas and streets where these uses may already exist or to locations where traffic patterns, surrounding land uses, and utilities can support these activities. If approved the conditional use would introduce a new use to the area. The closet manufactured home sales lots may be on the LC zoned southwest corner of the Seneca Street – I-235 interchange and south of the John Mack Bridge on the east side of Broadway Avenue. Both of these sites are the only manufactured home sales businesses in the

areas they are located in. The manufactured home sales lot located on Broadway Avenue has auto sales lots in close proximity. The manufactured home sales lot located off of the Seneca Street – I-235 interchange abuts a manufactured home park, with other manufactured home parks located in the area. Staff is not sure if there is an obvious cluster of manufactured home sale sites in the city.

The mid-mile location of the site initially makes consideration of the requested LC zoning problematic in that there are LC zoned agricultural fields located on three of the seven corners of the area's arterial intersections of 47th Street South - Meridian Avenue and 55th Street South - Meridian Avenue. However, the site's proposed location and the abutting and adjacent current zoning makes the potential for it having a less adverse impact on the areas' current and future residential development, than the three LC agricultural fields located on the corners of arterial intersections. The mid-mile site has approximately 138-acres of partially developed MH zoning on three of its four sides, with Meridian Avenue separating it from the east adjacent SF-20 zoned agricultural field and the SF-5 zoned single-family residence and the South Lakes Public Parks sports complex. All three of the noted corner LC zoned sites have abutting SF-5 and/or SF-20 zoned properties on their interior sides. The proposed site's 1.98-acre size is smaller than the approximately six-acre LC zoned corner sites. The site's relatively small, irregular size does not allow for a large display area, which will more readily blend into the existing MH development and the future development of the applicant's MH zoned property.

RECOMMENDATION: Based on the information available prior to the public hearing, MAPD staff recommends the application be **APPROVED**, with the following conditions:

1. The site shall be replatted or be approved for a lot split within a year of approval by the governing body. Access will be determined at the time of platting.
2. The Conditional Use shall be limited to the sale of residential designed manufactured homes, as defined by the UZC. All conditions of the Unified Zoning Code, Section III-D.6.x, outdoor vehicle and equipment sales shall be in effect.
3. No repair work shall be conducted on the site. No outside storage. All equipment and materials including, but not limited to, blocks that the manufactured homes will be displayed on, display porches not being use in the display of the manufactured homes, pallets, fork lifts, etc., will be stored inside.
4. All improvements to the property must be finished before car sales is permitted, including the paving of the display area. Those improvements include a parking barrier around the display area, such as a heavy rail type, being installed along the north and east property lines of the display area where it abuts Meridian Avenue and is adjacent to the private street Southborough Street, except at driveway entrances or where fences are erected, to ensure that parked manufactured homes do not encroach onto public right-of-way, including the sidewalks. A six to eight foot wooden fence shall be erected as shown on the site plan.
5. Landscaping shall be per the Landscape Ordinance.
6. The applicant shall submit a revised site plan for review and approval by the Planning Director, within 45 days of approval by the MAPC or the City Council. The site will be developed according to the revised site plan.
7. No temporary display signs are permitted, including the use of commercial flags, banners, portable signs, pennants, streamers, pinwheels, string lights, search lights, bunting and balloons. No electronic message boards. Signage will be a monument sign per the LC Limited Commercial zoning district.

8. No outdoor amplification system shall be permitted.
9. The lighting standards of Section IV-B.4 of the Unified Zoning Code shall be complied with. No string-type lighting shall be permitted. Outside pole lighting shall be no taller than 14-feet, including the base, and directed onto the site and away from the residential zoning located east of the site.
10. All trash receptacles, shall have solid 6-foot screening around it. The gate shall be of similar materials as the screening.
11. The site shall be developed and operated in compliance with all federal, state, and local rules and regulations.
12. If the Zoning Administrator finds that there is a violation of any of the conditions of the Conditional Use, the Zoning Administrator, in addition to enforcing the other remedies set forth in Article VIII of the Unified Zoning Code, may, with the concurrence of the Planning Director, declare that the Conditional Use is null and void.

The staff's recommendation is based on the following findings:

1. The zoning, uses and character of the neighborhood: The mid-mile site is located in a portion of the south-central edge of the Wichita city limits, abutting and adjacent to properties located in Wichita, Sedgwick County and the City of Haysville. Approximately six-acre LC zoned properties are located on seven of the eight properties abutting the area's arterial intersections of 47th Street South - Meridian Avenue and 55th Street South - Meridian Avenue. Three of the seven LC zoned sites are agricultural fields, two are developed as farmsteads (built 1936, 1948), one is a warehouse-retail business (built 1985, 1997, looks like a barn and accessory building) and the last is a single-family residence with undeveloped land around it. The LC zoned single-family residence with the undeveloped LC land around it, reflects two different owners. The LC zoned properties are the result of the 1958 rezoning of county properties located within the three-mile growth area of Wichita, which included Light Commercial zoning (now Limited Commercial) being located on the abutting four corners of arterial intersections. USD Unified School District (USD) 261's public schools Campus High School and Ruth Clark Elementary School and their campuses are located approximately a quarter-mile southeast of the site. The schools are located on the northeast corner of 55th Street South and Meridian Avenue in Haysville.

A portion of the applicant's MH zoned manufacture home subdivision is located north of the site, across the paved, private Southborough road. The adjacent north property is developed with double wide manufactured homes, with pitched roofs, siding similar to what is found on a stick frame house and sitting on permanent foundations. The applicant's abutting south and west MH zoned property is currently used as agricultural fields. A developed SF-5 Single-Family Residential (SF-5) zoned subdivision is located further north and west of the site. County zoned SF-20 Single-Family Residential (SF-20) large tract single-family residences and agricultural fields are also located further north and west of the site. Properties located east of the site, across Meridian Avenue, include SF-20 zoned agricultural fields, a SF-5 zoned single-family residence (built 1950) and the city of Wichita's SF-5 zoned South Lakes Public Parks sports complex (outdoor playing fields). The park is the largest development in the area, with the applicant's MH zoned properties perhaps equaling the park in size.

2. The suitability of the subject property for the uses to which it has been restricted: The site is part of 138-acres of partially developed MH zoned property. The property is suitable for manufactured homes development.
3. Extent to which removal of the restrictions will detrimentally affect nearby property: Approval the conditions of the Conditional Use are intended to minimize the negative impact of manufactured home sales on the area. Approval of the LC zoning and the Conditional Use would place commercial zoning at a mid-mile location, which is not a request typically supported by staff. Approval of the Conditional Use would introduce a new use to the area, a manufactured home sales lot. However, the site abuts 138-acres of partially developed MH zoned land on three of its four sides, with the fourth side being Meridian Avenue frontage, which separates the site from SF-20 zoned agricultural fields and a SF-5 zoned single-family residence and the city of Wichita's SF-5 zoned South Lakes Public Parks sports complex. The site's relatively small size and it being surrounded by the 138-acres of partially developed MH zoned land lessen its impact.
4. Conformance of the requested change to adopted or recognized Plans/Policies: The "2030 Land Use Guide of the Comprehensive Plan" (Plan) identifies the MH zoned site as "urban residential." The urban residential category encompasses areas that reflect the full diversity of residential development densities and types typically found in a large urban municipality. The range of housing types found includes single detached homes, semi-detached homes, zero lot line units, patio homes, duplexes, townhouses, apartments and multi-family units, condominiums, mobile home parks, and special residential accommodations for the elderly. Elementary and middle school facilities, churches, playgrounds, parks and other similar residential-serving uses may also be found in this category. The MH zoning district is compatible with the urban residential category, but the requested LC zoning is not.

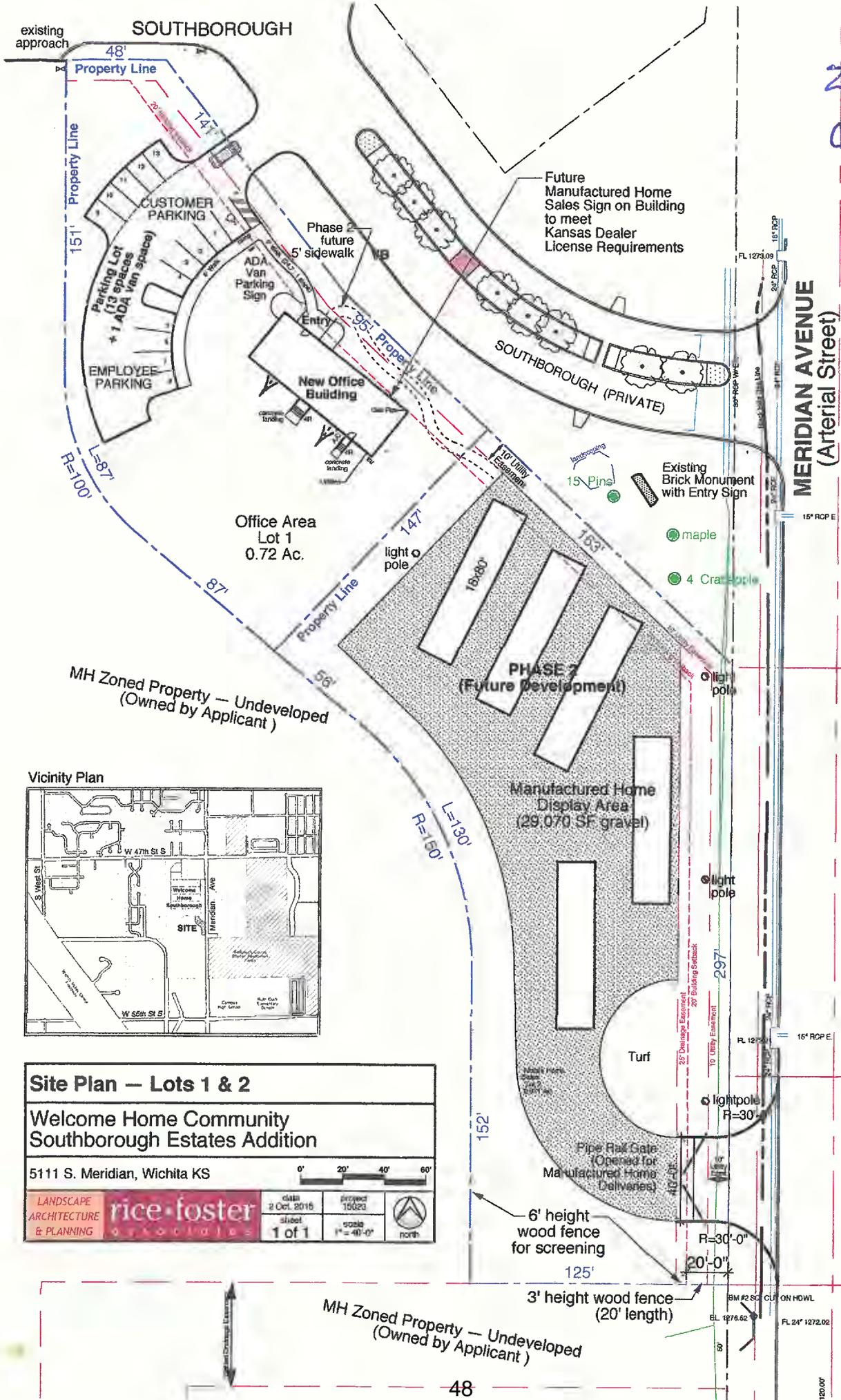
The proposed LC zoning is compatible to the "local commercial" category of the Plan. The UZC allows consideration of outdoor vehicle and equipment sales on LC zoned lots as a Conditional Use on a site by site basis. The "Commercial Locational Guidelines of the Comprehensive Plan" (commercial locational guidelines) recommends that commercial sites should be located adjacent to arterials and should have site design features, which limit noise, lighting, and other activity from adversely impacting surrounding residential areas. The site has direct access onto Meridian Avenue, a four-lane arterial. The commercial locational guidelines also recommend that outdoor vehicle and equipment sales should be guided to cluster in areas such as CBD fringe, segments of Kellogg Avenue and Broadway Avenue, or other appropriate areas and streets where these uses may already exist or to locations where traffic patterns, surrounding land uses, and utilities can support these activities. If approved the conditional use would introduce a new use to the area. The closet manufactured home sales lots may be on the LC zoned southwest corner of the Seneca Street – I-235 interchange and south of the John Mack Bridge on the east side of Broadway Avenue. Both of these sites are the only manufactured home sales businesses in the areas they are located in. The manufactured home sales lot located on Broadway Avenue has auto sales lots in close proximity. The manufactured home sales lot located off of the Seneca Street – I-235 interchange abuts a manufactured home park, with other manufactured home parks in the area. Staff is not sure if there is an obvious cluster of manufactured home sale sites in the city.

The mid-mile location of the site initially makes consideration of the requested LC zoning problematic in that there are LC zoned agricultural fields located on three of the seven corners of the area's arterial intersections of 47th Street South - Meridian Avenue and 55th Street South - Meridian Avenue. However, the site's proposed location and the abutting and adjacent current zoning makes the potential for it having a less adverse impact on the areas' current and future residential development, then the three LC agricultural fields located on the corners of arterial intersections. The mid-mile site has approximately 138-acres of partially developed MH zoning

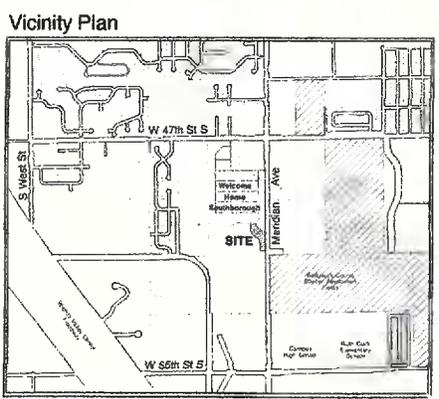
on three of its four sides, with Meridian Avenue separating it from the east adjacent SF-20 zoned agricultural field and the SF-5 zoned single-family residence and the South Lakes Public Parks sports complex. All three of the noted corner LC zoned sites have abutting SF-5 and/or SF-20 zoned properties on their interior sides. The proposed site's 1.98-acre size is smaller than the approximately six-acre LC zoned corner sites. The site's relatively small, irregular size does not allow for a large display area, which will more readily blend into the existing MH development and the future development of the applicant's MH zoned property.

4. Impact on Community Facilities: All public facilities are available. Existing road facilities are adequate.

2015-46
 CON 2015-34



MH Zoned Property — Undeveloped
 (Owned by Applicant)



Site Plan — Lots 1 & 2

Welcome Home Community
 Southborough Estates Addition

5111 S. Meridian, Wichita KS

0' 20' 40' 60'

date 2 Oct. 2015
 sheet 1 of 1

designed 15023
 scale 1" = 40'-0"

LANDSCAPE ARCHITECTURE & PLANNING

rice·foster

3000 N. Meade Ave., Suite 100
 Wichita, KS 67219
 Phone: 316.261.1111
 Fax: 316.261.1112
 www.rice-foster.com

north

MH Zoned Property — Undeveloped
 (Owned by Applicant)

BACKGROUND: The applicant is seeking an amendment to the Oliver Retail Center Community Unit Plan (CUP) DP-261 to permit a car wash on Parcel D, increase the area of Parcel D by 6,078 square feet, increase the height of light poles located on Parcel D from 15 to 20 feet and reduce the area of Parcel B by 6,078 square feet. Parcel B is located west of Parcel D and contains the remnant segment of Dellrose Avenue. (See the attached CUP drawing.) Parcel D is currently platted as Lot 4 of the Ann Walenta Addition and is 218 feet east to west by 152 feet north to south). The applicant proposes to move the western Parcel D boundary west 40 additional feet, which will remove from Parcel B the corresponding area. The proposed new western boundary of Parcel D will match the eastern line of Dellrose Avenue right-of-way. To make the platted Lot 4 boundary match the new Parcel D configuration the western boundary of Lot 4 will need to be “boundary shifted” westward. The southern boundary of new Parcel D will need to be revised to reflect the curve radius of Dellrose Avenue.

All of the land located within DP-261 is zoned LC. Parcel D currently contains 33,002 square feet, permits a maximum building coverage of 9,901 square feet and a maximum floor area of 11,551 square feet. Building height of up to 45 feet are permitted. The site has 35-foot building setbacks located along Orme Street and South Oliver Avenue. General Provision 17 indicates that all parcels are zoned Limited commercial and shall be permitted those uses allowed by-right in the LC district. Car washes are permitted on Parcels F and G, located on the east side of Oliver south U. S. Highway 54/400. The CUP also includes a prohibition for certain uses such as: adult entertainment, nightclubs or correctional placement residences.

Parcels D and B have a platted 20-foot drainage and utility easement located along their current common parcel line (west). A sanitary sewer and utility poles are located in the drainage and utility easement. The applicant has submitted a vacation application (VAC2015-00050) to remove the drainage and utility easement.

The applicant’s site plan depicts a 127-foot long car wash with an east to west orientation located just south of the center of the parcel. The western end of the car wash is proposed to be located approximately 184 feet west of the east (Oliver Street) property line and 20 feet from Dellrose Avenue. Access to the site is proposed to be from an existing drive approach on Oliver Street that is located in Parcel C, which is located north of Parcel D. A shared access easement allows traffic to travel across Parcel C to Parcel D. The car wash driveway runs south parallel to Oliver and then turns west, parallel to Orme Street to a payment kiosk. From the payment kiosk the driveway curves north and then turns east to the entrance of the car wash. Cars exit the car wash headed east and turn north to return to the entrance on Oliver Avenue. Twenty-eight parking spaces are shown to the north of the proposed car wash. Two existing drive approaches are located on Orme. The CUP depicts access control except for a 100-foot wide full turning movement access point that covers the southwest corner of Parcel D and existing Dellrose Avenue. Based upon the site plan, it does not appear that these drive approaches are to be used with this project. Access control should be reduced in width or location to eliminate overlap with the new boundary of Parcel D.

Land located to the north of Parcel D and B is part of the Oliver Retail Center CUP DP-261, is zoned LC and is subject to DP-261 development standards. Land located east, across South Oliver Street, is zoned LC and Neighborhood Retail and is developed primarily with a convenience store, car wash and strip retail and commercial uses. Land to the south is zoned Two-Family (TF-3), and developed with a public elementary school. Land to the west is zoned TF-3, and is developed with single-family residences.

The back yards of the closet single-family residences are located some 187 feet west of the subject parcel. The residential yards directly west of the payment kiosk currently have a six-foot tall fence or have vegetation along the rear of the properties. The owner of the CUP may need to install CUP screening

along the west line of Parcel B (located west of the subject parcel) or of Parcel D (the subject parcel) if the existing screening is inadequate to block headlights from west-facing cars queued up at the car wash's payment kiosk.

CASE HISTORY: Community Unit Plan DP-261 was approved in 2002, and was expanded in 2008 (ZON2008-00034 and CUP2008-00024). A 2006 Planned Unit Development application for the southeast corner of U.S. Highway 54/400 was denied. The Ann Walenta Addition (SUB2009-00019) was recorded in 2009.

ADJACENT ZONING AND LAND USE:

North: LC, subject to DP-261; vacant
South: TF-3; public school
East: LC and NR; convenience store, strip retail
West: TF-3; single-family residences

PUBLIC SERVICES: The site is located in a part of town that has been served by public services for many years. Sanitary sewer runs through the application area. Water facilities are located in South Dellrose Avenue. At this location, Orme Street has 60 feet of right-of-way and has been improved with a left-turn lane at its intersection with South Oliver. South Oliver is a 90-foot wide four-lane arterial with left turn lanes. The plat depicts complete access control along Orme for the first 218 feet west of Oliver Avenue. One opening is permitted in the 100 feet west of the 218-foot distance. Driveways located in the complete access control segment should be closed or the access controls should be modified to match existing conditions.

CONFORMANCE TO PLANS/POLICIES: The "2030 Wichita Functional Land Use Guide" map depicts the site as being appropriate for "urban residential" uses. The 2030 Land Use Guide was initially adopted in 1993 and last amended in 2005. The existing CUP was approved by City Council was initially adopted in 2002 and later amended in 2008. The 2008 City Council approved CUP represents the most recent land use plan and policy for the site.

RECOMMENDATION: Based upon the information available at the time the staff report was prepared it is recommended that the request be approved subject to the following conditions:

- A. The second sentence of General Provision 17 is amended to include the following: All parcels shall be zoned Limited Commercial zone. Parcels D, F and G shall allow car wash as a permitted use. The car wash use shall conform to UZC Sec. III-D.6.f (unless specifically modified by this plan) and shall be subject to a staff approved site plan. No drive-in or drive-through facilities shall be located within 200 feet of residential zoning on Parcels B and E. No service station and convenience stores with gas islands, and car washes shall be permitted on Parcels B and E. No Parcel within the CUP shall allow the use of adult entertainment establishments, group residential, correctional placement residences, vehicle sales, multi-game, casino-style gambling facilities, private clubs, taverns, nightclubs, and drinking establishments. Restaurants that serve liquor can be developed and may serve liquor, as long as food is the primary service of the establishment.
- B. Parcel B Net Area: ~~95,580~~ 89,611 sq. ft. or ~~2.19~~ 2.06 acres
Maximum Building Coverage: ~~28,674~~ 26,883 sq. ft. or 30 percent
Maximum Gross Floor Area ~~33,453~~ 31,364 sq. ft.
- C. Parcel D Net Area: ~~33,002~~ 39,080 sq. ft. or ~~0.76~~ 0.89 acres
Maximum Building Coverage: ~~9,904~~ 11,724 sq. ft. or 30 percent

Maximum Gross Floor Area: ~~41,551~~ 13,678 sq. ft.

Add item I. Light poles shall be a maximum of 20 feet in height including base.

- D. Existing driveways to Parcel D from Orme Street shall be closed or access control vacated prior to issuance of an occupancy permit for Parcel D.
- E. Submission of four CUP's within 60 days of final approval to the Metropolitan Area Planning Department.
- F. The proposed amendments apply only to the described parcels.

This recommendation is based on the following findings:

1. The zoning, uses and character of the neighborhood: Land located to the north of Parcel D and B is part of the Oliver Retail Center CUP DP-261, is zoned LC and is subject to DP-261 development standards. Land located east, across South Oliver Street, is zoned LC and Neighborhood Retail and is developed primarily with a convenience store, car wash and strip retail and commercial uses. Land to the south is zoned Two-Family (TF-3), and developed with a public elementary school. Land to the west is zoned TF-3, and is developed with single-family residences.
2. The suitability of the subject property for the uses to which it has been restricted: The property is zoned LC subject to the development standards contained in CUP DP-261. Parcel D is permitted nearly all LC uses that are permitted by right. The LC zoning district permits by right a very wide range of residential, office and commercial uses. As currently zoned, presumably the site could be put to one or more permitted uses that would generate an economic return as currently zoned.
3. Extent to which removal of the restrictions will detrimentally affect nearby property: The CUP already permits a car wash on two the CUP's parcels located east of Oliver Avenue. The site is located approximately 187 feet from the closest residential uses, located to the west. Ultimately there will be additional non-residential uses located west of the subject parcel.
4. Relative gain to the public health, safety and welfare as compared to the loss in value or the hardship imposed upon the applicant: Approval of the request would provide the general public with an additional choice in car wash facilities. Denial would presumably represent a loss of economic opportunity to both the land owner and the car wash operator.
5. Conformance of the requested change to the adopted or recognized Comprehensive Plan and policies: The "2030 Wichita Functional Land Use Guide" map depicts the site as being appropriate for "urban residential" uses. The 2030 Land Use Guide was initially adopted in 1993 and last amended in 2005. The existing CUP was approved by City Council was initially adopted in 2002 and later amended in 2008. The 2008 City Council approved CUP represents the most recent land use plan and policy for the site. The proposed amendment is consistent with the range of uses anticipated by the most recently adopted CUP.
6. Impact of the proposed development on community facilities: Existing facilities are in place or can be extended to serve the proposed use.

OLIVER RETAIL CENTER COMMUNITY UNIT PLAN DP-261

GENERAL PROVISIONS:

- Total Land Area:** 372,167 sq. ft. or 8.54 acres
Net Land Area: 372,167 sq. ft. or 8.54 acres
Total Gross Floor Area: 130,258 sq. ft. 35 percent
Total Floor Area Ratio: 35 percent
- Parking** shall be provided in accordance with Section 28.08.140 et seq. of the Code of the City of Wichita, unless otherwise specified in the parcel description.
- Setbacks** are as indicated on the C.U.P. drawing. If contiguous parcels are to be developed under the same ownership, setbacks between those parcels will not be required.
- A **Drainage Plan** shall be submitted to City Engineering for approval. Required guarantees for drainage shall be provided at the time of platting improvements.
- A **Traffic Study** has been provided to the City of Wichita for this C.U.P. and street improvements to Oliver which address the traffic needs of this site are currently under design. This work is being done with Project #172-04018, to be bid in November, 2008.
- Signs shall be in accordance with the Sign Code of the City of Wichita.
 - As the frontage develops along the arterial roadways, signs shall be spaced a minimum of 150 feet apart, irrespective of how land is leased or sold.
 - Portable, off-site signs and billboards are not permitted.
 - Window display signs are limited to 25% of the window area.
 - Signs located within 200 feet of residentially zoned property shall not exceed 20 feet in height.
- Each parcel is permitted as least one free standing sign per arterial frontage with the following area restrictions:
 - Parcel A: 215 Sq. Ft. of signage along Kellogg Avenue 0 Sq. Ft. of signage along Oliver
 - Parcel B: 250 Sq. Ft. of shared signage with Parcel E along Kellogg Avenue 215 Sq. Ft. of signage along Oliver
 - Parcel C: 122 Sq. Ft. of signage along Oliver
 - Parcel D: 122 Sq. Ft. of signage along Oliver
 - Parcel E: 202 Sq. Ft. of signage along Kellogg Avenue 150 Sq. Ft. of signage along Oliver
 - Parcel F: 100 Sq. Ft. of signage along Oliver 0 Sq. Ft. of signage along Kellogg Avenue
- Flashing signs** (except for signs showing only time, temperature and other public service messages), message boards, rotating or moving signs, signs with moving lights or signs which create illusions of movement are not permitted. Signs that change once per second or more frequently are not permitted.
- Building Wall Signage**
Building facades on the west and south sides on Parcels B & E, and on the east and west sides on Parcels F & G, that are located within 200 feet of residential zoning shall be limited to signage permitted in the NR (Neighborhood Retail) District.
- Signs permitted in all zoning districts shall be allowed on all parcels per 24.04.190 of the Wichita Sign Code.
- Signs along Oliver Avenue shall be monument type signs.

- All parcels shall share similar or consistent parking lot lighting elements (i.e., fixtures, poles, and lamps, and etc.).
 - Light poles shall be limited in height to 24 feet, except within 200 feet of residentially zoned property where light poles shall not exceed 15 feet in height or as listed on the parcel summary on the right side of this sheet.
 - Extension use of back lit canopies and neon or fluorescent tube lighting on buildings is not permitted.
 - All exterior lighting shall be shield to direct light disbursement in a downward direction and not onto adjoining residentially-zoned property.
 - Utilities shall be installed underground on all parcels, except except the existing building on Parcel E.
 - Landscaping** for this site shall be required as follows:
 - Development of all parcels within the C.U.P. shall comply with the Landscape Ordinance of the City of Wichita. Except Parcels B and E, which will be 1.5 times the required Landscapes Ordinance.
 - A landscape plan shall be prepared by a Kansas Landscape Architect for the above referenced landscaping, indicating the type, location, and specifications of all plant material. This plan shall be submitted to the Planning Department for their review and approval prior to issuance of a building permit.
 - A financial guarantee for the plant material approved on the landscape plan for that portion of the C.U.P. being developed shall be required prior to issuance of any occupancy permit, if the required landscape has not been planted.
 - Landscaping on the adjoining property owned by the City of Wichita shall be installed and maintained in accordance to the agreement with the City of Wichita (and as reviewed by the Design Council), and may be credited toward meeting landscaped street yard requirements. This credit shall not be used to reduce any screening or parking lot landscaping requirements of the Landscape Ordinance. Street frontage along Glendale shall provide a landscaped street yard and parking lot screening if parking lots are located between the buildings and street.
 - Screening Walls:**
 - A six (6) foot high concrete/masonry wall shall be constructed along the south and west property lines of the C.U.P. where adjacent to residential uses and confined to the indicated easement (See Drawing).
 - This solid wall shall be constructed of a pattern and color that is consistent with the building walls.
 - A wall will be extended north from the southwest corner of Parcel E and terminate 50 feet at the south line of the existing building. The location of the wall shall be approved with any building permit on Parcel E.
 - Roof-top mechanical equipment** shall be screened from ground level view per Unified Zoning Code.
 - Trash receptacles shall be appropriately screened to reasonably hide them from ground view.
- All buildings in the C.U.P. developed for Retail uses shall share compatible architectural character, color, texture, and the same predominate exterior building material, as determined by the Director of Planning. Building walls and roofs must have predominately earth-tone colors, with vivid colors limited to incidental accent, and must employ materials that complement surrounding residential areas. Metal as an exterior material shall be limited to incidental accent.
 - Fire lanes shall be in accordance with the Fire Code of the City of Wichita. No parking shall be allowed in solid fire lanes, although they may be used for passenger loading and unloading. The Fire Chief or his designated representative shall review and approve the location and design of fire lanes. Fire hydrant installation and paved access to all building sites shall be provided for each phase of construction prior to the issuance of building permits.
 - All parcels shall be zoned Limited Commercial and be permitted those uses allowed by-right in the "LC" Limited Commercial zone. No drive-in or drive-through facilities shall be located within 200 feet of residential zoning on Parcels B and E. No service station and convenience stores with gas islands, and car washes shall be permitted on Parcels B and E. No Parcel within this C.U.P. shall allow the use of adult entertainment establishments, group residential, conversion placement residences, white sales, multi-game, casho-style gambling facilities, private clubs, taverns, nightclubs, and drinking establishments. Restaurants that serve liquor can be developed and may serve liquor, as long as food is the primary service of the establishment.
 - Cross-street circulation agreements for both vehicle and pedestrian traffic shall be required at the time of platting to ensure internal vehicular and pedestrian movement with the C.U.P. A cross-street circulation agreement for vehicular traffic, will be required with Dewitt 2nd Addition of the time of platting.
 - A plan for a pedestrian walk system shall be submitted and approved by the Director of Planning prior to the issuance of building permits. The walk system shall link buildings with the arterial and/or perimeter sidewalks and provide connectivity between buildings.
 - Amendments, adjustments or interpretations to this C.U.P. shall be done in accordance with the Unified Zoning Code.
 - The transfer of title of all or any portion of land included within the Community Unit Plan (or any amendments thereto) does not constitute a termination of the plan or any portion thereof, but said plan shall run with the land and be binding upon present owners, their successors and assigns.
 - The development of this property shall proceed in accordance with the development plan as recommended for approval by the Planning Commission and approved by the Governing Body, and any substantial deviation of the plan, as determined by the Zoning Administrator or the Director of Planning, shall constitute a violation of the building permit authorizing construction of the proposed development.
 - Any major changes in this development plan shall be submitted to the Planning Commission and to the Governing Body for their consideration.
 - A circulation plan shall be submitted and approved by the Traffic Engineer in conjunction with the Planning Director prior to the issuance of any building permit; with the circulation plan being designed to discourage travel on Parkway and channel traffic toward Oliver for Parcels A, B, C, D and E.

LEGAL DESCRIPTION

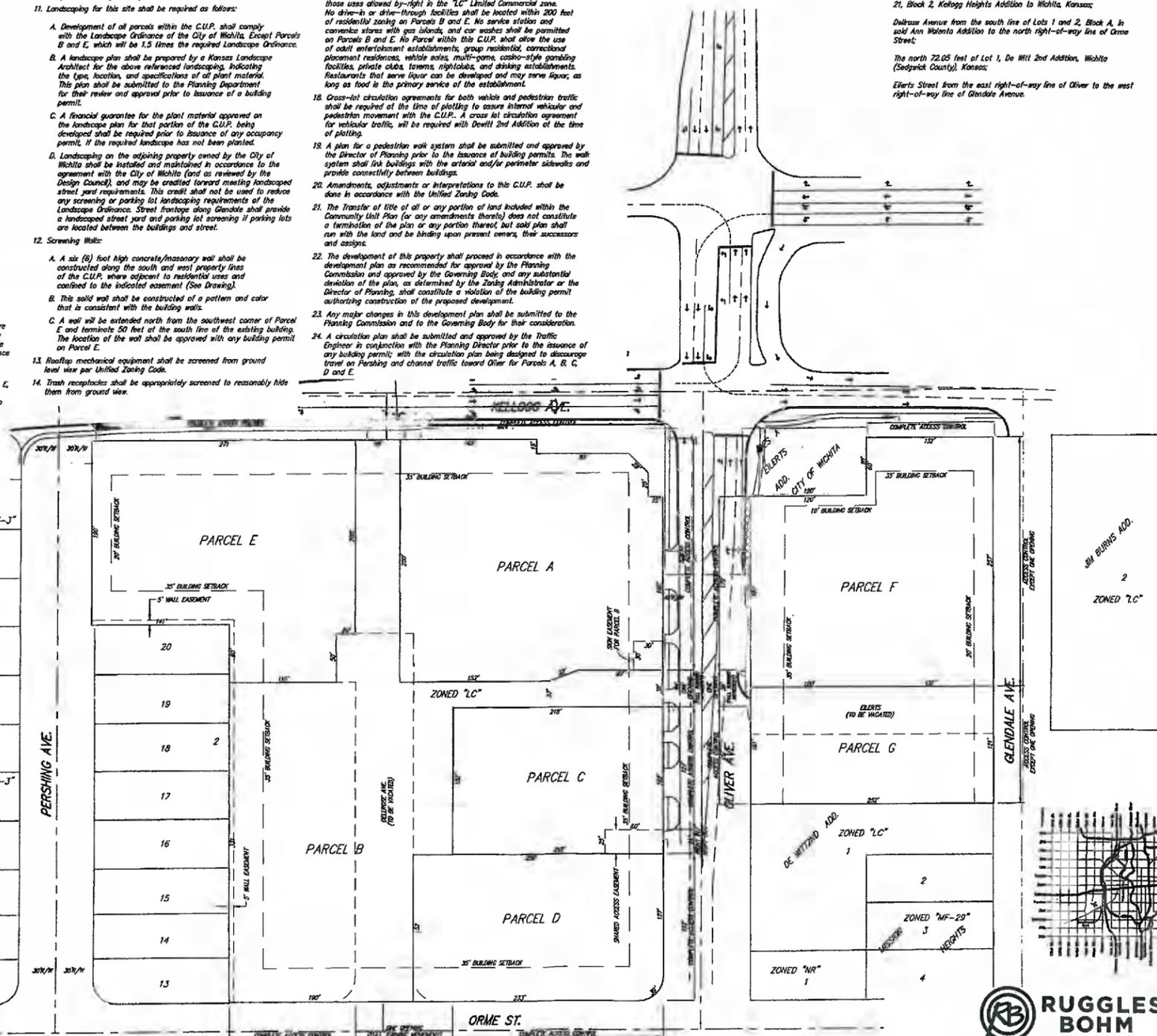
Lots 1 and 2, Block A, AND Lot 1, Block B, Ann Wataota Addition, Wichita, Sedgewick County, Kansas;

The North 70.00 feet of Lots 1, 2, 3, 4 and 5, EXCEPT that part described as beginning at the northeast corner of said Lot 1; thence S00°00'26"E along the east line of said Lot 1, 59.99 feet; thence N89°59'26"W parallel with the north line of said Lot 1, 15.00 feet; thence N67°00'26"W parallel with said east line, 24.89 feet; thence N44°59'56"W, 28.29 feet; thence N89°59'26"W parallel with said north line, 95.10 feet to the west line of said Lot 5; thence S00°00'26"W along said west line, 15.00 feet to said north line; thence S28°59'26"E along said north line, 130.10 feet to the place of beginning, Kellogg Heights Addition to Wichita, Kansas; TOGETHER WITH Lot 14, except the north 20 feet, Lots 15, 16, 17, 18, 19, 20, and Lot 21 except the north 25 feet, Block 1, the west 20 feet of Lot 5, Lot 6 except the north 10 feet, together with the east 20 feet of the north 10 feet of Lot 6, Lots 7, 8, 9, 10, 11, 12 and 21, Block 2, Kellogg Heights Addition to Wichita, Kansas;

Dallas Avenue from the south line of Lots 1 and 2, Block A, in said Ann Wataota Addition to the north right-of-way line of Arma Street;

The north 72.05 feet of Lot 1, De Witt 2nd Addition, Wichita (Sedwick County), Kansas;

Elerts Street from the east right-of-way line of Oliver to the west right-of-way line of Glendale Avenue.



PARCEL A

- Net Area: 64,026 sq. ft. or 1.47 acres
- Maximum Building Coverage: 12,208 sq. ft. or 30 percent
- Maximum Gross Floor Area: 22,409 sq. ft.
- Floor Area Ratio: 35 percent
- Maximum Number of Buildings Two (2)
- Maximum building height to conform to Chapter 28.08 code of the city of Wichita, but shall not be greater than 45 feet, however, heights of structures shall be subject to UZC Sec. 19-C.5.b.
- Setbacks: See Drawing
- Access Points: See Drawing

PARCEL B

- Net Area: 88,611 sq. ft. or 2.06 acres
- Maximum Building Coverage: 26,883 sq. ft. or 30 percent
- Maximum Gross Floor Area: 31,364 sq. ft.
- Floor Area Ratio: 35 percent
- Maximum Number of Buildings One (1)
- Maximum building height to conform to Chapter 28.08 code of the city of Wichita, but shall not be greater than 45 feet, however, heights of structures shall be subject to UZC Sec. 19-C.5.b.
- Setbacks: See Drawing
- Access Points: See Drawing

PARCEL C

- Net Area: 33,026 sq. ft. or 0.76 acres
- Maximum Building Coverage: 9,808 sq. ft. or 30 percent
- Maximum Gross Floor Area: 11,531 sq. ft.
- Floor Area Ratio: 35 percent
- Maximum Number of Buildings One (1)
- Maximum building height to conform to Chapter 28.08 code of the city of Wichita, but shall not be greater than 45 feet, however, heights of structures shall be subject to UZC Sec. 19-C.5.b.
- Setbacks: See Drawing
- Access Points: See Drawing

PARCEL D

- Net Area: 33,080 sq. ft. or 0.76 acres
- Maximum Building Coverage: 11,724 sq. ft. or 35 percent
- Maximum Gross Floor Area: 13,678 sq. ft.
- Floor Area Ratio: 35 percent
- Maximum Number of Buildings Two (2)
- Maximum building height to conform to Chapter 28.08 code of the city of Wichita, but shall not be greater than 45 feet, however, heights of structures shall be subject to UZC Sec. 19-C.5.b.
- Setbacks: See Drawing
- Access Points: See Drawing
- Light Poles shall be a maximum of 20 feet in height

PARCEL E

- Net Area: 58,338 sq. ft. or 1.34 acres
- Maximum Building Coverage: 17,498 sq. ft. or 30 percent
- Maximum Gross Floor Area: 20,415 sq. ft.
- Floor Area Ratio: 35 percent
- Maximum Number of Buildings One (1)
- Maximum building height to conform to Chapter 28.08 code of the city of Wichita, but shall not be greater than 45 feet, however, heights of structures shall be subject to UZC Sec. 19-C.5.b.
- Setbacks: See Drawing
- Access Points: See Drawing

PARCEL F

- Net Area: 57,604 sq. ft. or 1.32 acres
- Maximum Building Coverage: 17,281 sq. ft. or 30 percent
- Maximum Gross Floor Area: 20,161 sq. ft.
- Floor Area Ratio: 35 percent
- Maximum Number of Buildings One (1)
- Maximum building height to conform to Chapter 28.08 code of the city of Wichita, but shall not be greater than 45 feet, however, heights of structures shall be subject to UZC Sec. 19-C.5.b.
- Setbacks: See Drawing
- Access Points: See Drawing

PARCEL G

- Net Area: 30,452 sq. ft. or 0.70 acres
- Maximum Building Coverage: 8,148 sq. ft. or 30 percent
- Maximum Gross Floor Area: 10,672 sq. ft.
- Floor Area Ratio: 35 percent
- Maximum Number of Buildings One (1)
- Maximum building height to conform to Chapter 28.08 code of the city of Wichita, but shall not be greater than 45 feet, however, heights of structures shall be subject to UZC Sec. 19-C.5.b.
- Setbacks: See Drawing
- Access Points: See Drawing

RUGGLES BOHM

DP-261
OLIVER RETAIL CENTER
COMMUNITY UNIT PLAN

BAUGHMAN COMPANY P.A.
ENGINEERING, SURVEYING, & PLANNING

BACKGROUND: The application area is undeveloped property within Parcel 2a of DP-134, The Timber Groves Lakes Community Unit Plan (CUP), a 6.65-acre site at the northwest corner of North Maize Road and West Central Avenue. The vacant site currently has a detention water feature on the south and east side of the site, along Maize Road. The applicants wish to build three multi-family buildings, three stories each, with 24 dwelling units per building for a total of 72 dwelling units (10.87 dwelling units per acre) with no architectural restrictions (see the attached site plan). The CUP currently limits Parcel 2a to a total of 15 dwelling units, six dwelling units per building, townhouse units, two-story buildings, and requires architectural compatibility with nearby office and residential buildings using fieldstone. Therefore, the applicants request an amendment to DP-134 Parcel 2a to eliminate the stated restrictions. The application area is zoned GO General Office (GO), which permits 75 dwelling units per acre.

The application area, Parcel 2a, is the only undeveloped parcel within the CUP. Immediately north of the site is a two-story office building on the GO zoned Parcel 2. North and west of the site is the SF-5 Single-family Residential (SF-5) zoned Parcel 3, developed with the Timber Groves Lakes residential development. Parcel 3 has 45 existing residences, a mixture of single-family residences and attached duplexes. The CUP allows Parcel 3 to develop a total of 416 dwelling units, in a mixture of single and multi-family housing types, at a maximum density of 7 units per acre. Parcel 1, south of the site, is zoned LC Limited Commercial (LC) and developed with retail, restaurant and banking uses. The CUP grants the application area cross lot access to the north to Maize, using the one access point to Maize currently used by the office building to the north and the Timber Grove Lakes residences. The CUP also grants this site cross lot access to Central to the south, across the commercially developed Parcel 1. A bridge across the detention water feature exists between the southwest corner of the application area and Parcel 1, and a drive aisle exists on the west side of the Wal-mart Neighborhood Market, connecting to Central. The CUP requires a landscape buffer between this site and Parcel 3 at a rate of 1 shade tree or equivalent per 30 linear feet. The CUP requires a masonry wall between the application area and Parcel 3, the wall is already constructed. Beyond the boundaries of DP-134, surrounding uses include an SF-5 zoned park to the north and west, an SF-5 zoned church and houses east of the CUP across Maize Road, and LC zoned commercial development south of the CUP across Central.

CASE HISTORY: The site was rezoned to GO with DP 134 in 1983 and was platted as the Timber Grove Lakes Addition in 1984. A 2008 CUP Amendment split the application area, Parcel 2a, from Parcel 2 and permitted multi-family residential development with the above stated restrictions.

ADJACENT ZONING AND LAND USE:

NORTH:	GO, SF-5	Offices, single and two-family residences, park
SOUTH:	LC	Commercial development
EAST:	SF-5	Church, single-family residences
WEST:	SF-5	Single and two-family residences, park

PUBLIC SERVICES: The CUP grants this site cross lot access to Maize and Central. Maize is a four-lane arterial with a 110-foot right of way (ROW) at the access point and a southbound

right turn decel lane. This portion of Maize has a traffic count of 21,505 vehicles per day. Central is a five-lane arterial with a 124-foot ROW at the access point; this portion of Central has both east and west bound accel/decel lanes. This portion of Central has a traffic count of 13,449 vehicles per day. Per the City Traffic Engineer, the proposed multi-family development would generate 6.59 vehicle trips per day per unit, for a total of 474 daily trips. The City Traffic Engineer recommends requiring this development to maintain cross lot access to Central to the south, reducing the impact on the Maize access point. Sidewalks are available on both adjacent Maize and Central, the site is on the West Central transit bus route. All typical urban services are available.

CONFORMANCE TO PLANS/POLICIES: The “2030 Wichita Functional Land Use Guide, as amended May 2005” of the *1999 Update to the Wichita-Sedgwick County Comprehensive Plan* identifies this area as appropriate for “local commercial.” The local commercial category encompasses areas that contain concentrations of predominately commercial, office and personal service uses that do not have a significant regional market draw. The UZC and Comprehensive Plan consider residential development less intense than commercial development. The Comprehensive Plan locational guidelines considers this request “high density” residential development as it exceeds 10 units per acre. The Comprehensive Plan Residential Locational Guidelines recommend that medium and high density residential uses locate within walking distance of neighborhood commercial centers, parks, schools and public transportation routes. The Comprehensive Plan also recommends close proximity to concentrations of employment, major thoroughfares and utility trunk lines. They should be directly accessible to arterial or collector streets, in order to avoid high traffic volumes in lower density residential neighborhoods. And, they should be sited where they will not overload or create congestion in existing and planned facilities/utilities.

RECOMMENDATION: The applicant’s request is to increase the permitted residential density on this vacant CUP parcel, and to eliminate other development restrictions. Planning staff notes that peak hour traffic from this development could be a concern, and recommends that the CUP amendment require a connection to Central through the commercial development drive aisle to the south. Several residential neighbors from Timber Grove Lakes contacted staff opposed to this request. Opposition appears primarily against the three-story building request, visual compatibility, the total number of units and associated traffic, noise, trash and light. Staff feels that the CUP’s existing architectural compatibility requirement with fieldstone, along with the existing landscape buffer requirement and screening wall should mitigate the visual concerns. The UZC limits light pole height to 15 feet when within 200 feet of residential zoning, and requires cut-off luminaries to minimize light trespass and glare. The UZC also requires trash receptacle screening. Therefore, staff feels that the potential impacts generated by this request can be mitigated with existing CUP and code requirements along with staff recommended conditions.

Based upon the information available prior to the public hearings, planning staff recommends that the request for an amendment to DP-134 2a to remove CUP architectural compatibility with fieldstone be **DENIED**. Planning staff further recommends that the request to increase multi-family units to 72, to increase the number of units in a building to 24, to increase the number of

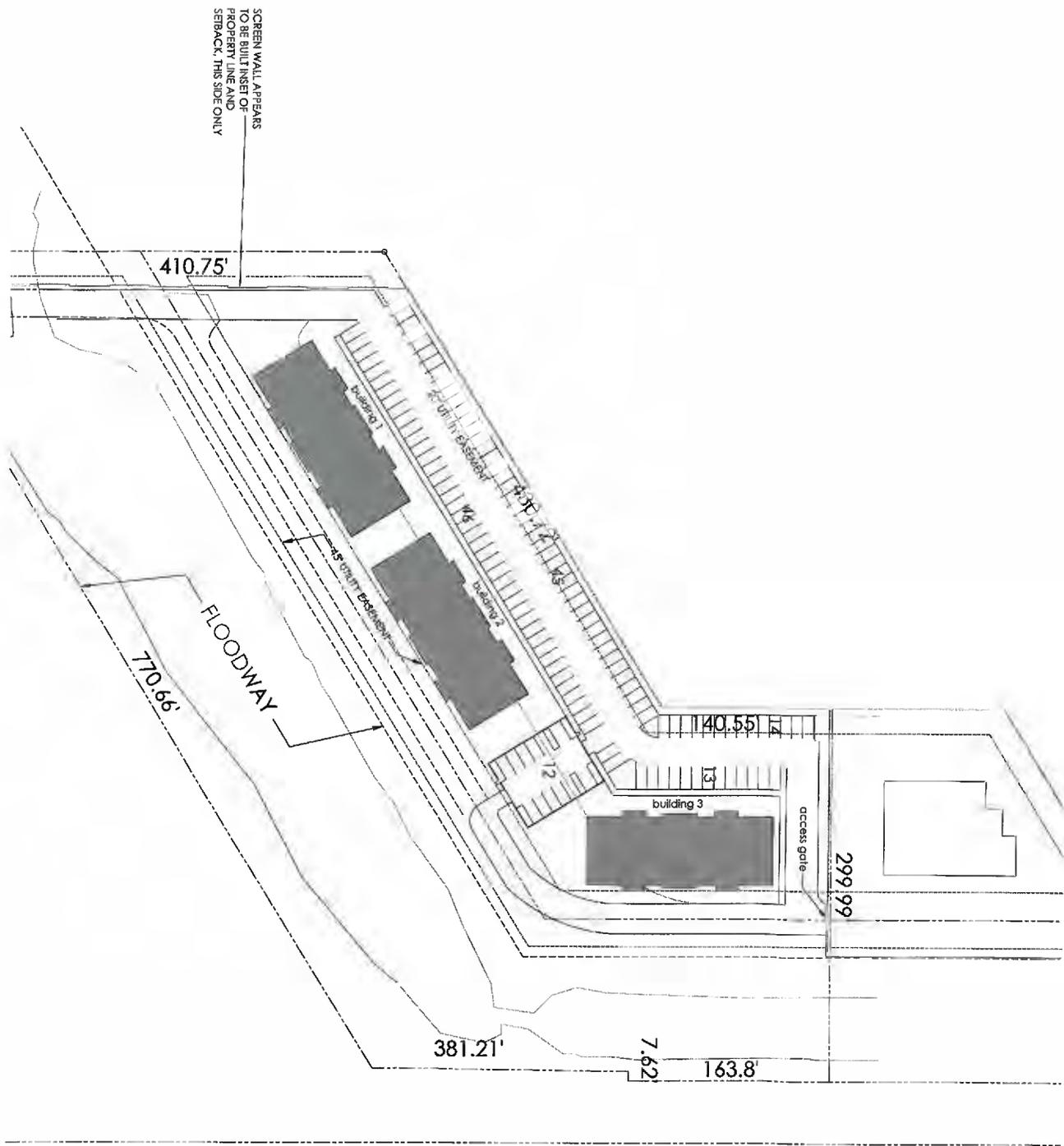
building stories to three, and to allow apartment buildings be APPROVED subject to the following conditions:

- (1) The CUP shall be amended to require multi-family residential development on Parcel 2a to maintain cross lot access to both Parcel 1 and Parcel 2. The applicant shall construct access improvements from Parcel 2a to Parcel 1 prior to obtaining residential building permits.
- (2) The applicant shall submit a site plan demonstrating access from Parcel 2a to Parcel 1, to be approved by planning staff and the City Traffic Engineer.
- (3) The applicant shall submit building elevations, to be approved by planning staff, demonstrating architectural compatibility per the CUP requirements.
- (4) The applicant shall submit four revised copies of the CUP to the Metropolitan Area Planning Department within 60 days of approval or the request shall be considered denied and closed.
- (5) If the Zoning Administrator finds that there is a violation of any of the conditions of the CUP amendment, the Zoning Administrator, in addition to enforcing the other remedies set forth in the Unified Zoning Code, may, with the concurrence of the Planning Director, declare the CUP amendment null and void.

This recommendation is based on the following findings:

- (1) The zoning, uses and character of the neighborhood: The application area, Parcel 2a, is the only un-developed parcel within the CUP. Immediately north of the site is a two-story office building on the GO zoned Parcel 2. North and west of the site is the SF-5 zoned Parcel 3, developed with the Timber Groves Lakes residential development. Parcel 3 has 45 existing residences, a mixture of single-family residences and attached duplexes. Parcel 1, south of the site, is zoned LC and developed with retail, restaurant and banking uses. Beyond the boundaries of DP-134, surrounding uses include an SF-5 zoned park to the north and west, an SF-5 zoned church and houses east of the CUP across Maize Road, and LC zoned commercial development south of the CUP across Central.
- (2) The suitability of the subject property for the uses to which it has been restricted: The site is zoned GO with DP-134 use restrictions and development standards, and could be developed for a number of uses under those restrictions. However, the site has been vacant as zoned for GO since 1984, and has been vacant with the 15-unit multi-family restrictions since 2008.
- (3) Extent to which removal of the restrictions will detrimentally affect nearby property: The proposed amendment would increase the total number of dwellings permitted on the site, and would increase the permitted number of building floors from two to three. The proposed development could impact adjacent residences with increased traffic, noise, and visual changes. These impacts should be mitigated by the existing screening wall, CUP requirements for a landscape buffer and architectural compatibility, and UZC light and screening compatibility requirements.

- (4) Relative gain to the public health, safety and welfare as compared to the loss in value or the hardship imposed upon the applicant: Approval of the request will add housing at an urban infill location with existing infrastructure, utilities, nearby park and commercial amenities. Vehicle traffic from the site could negatively impact access to the arterial street network, particularly if only once access point is made available. Denial of this request would presumably be a loss of economic opportunity for the land owner or developer.
- (5) Conformance of the requested change to the adopted or recognized Comprehensive Plan and policies: The “2030 Wichita Functional Land Use Guide, as amended May 2005” of the *1999 Update to the Wichita-Sedgwick County Comprehensive Plan* identifies this area as appropriate for “local commercial.” The local commercial category encompasses areas that contain concentrations of predominately commercial, office and personal service uses that do not have a significant regional market draw. The UZC and Comprehensive Plan consider residential development less intense than commercial development. The Comprehensive Plan locational guidelines considers this request “high density” residential development as it exceeds 10 units per acre. The Comprehensive Plan Residential Locational Guidelines recommend that medium and high density residential uses locate within walking distance of neighborhood commercial centers, parks, schools and public transportation routes. The Comprehensive Plan also recommends close proximity to concentrations of employment, major thoroughfares and utility trunk lines. They should be directly accessible to arterial or collector streets, in order to avoid high traffic volumes in lower density residential neighborhoods. And, they should be sited where they will not overload or create congestion in existing and planned facilities/utilities.
- (6) Impact of the proposed development on community facilities: The requested CUP amendment could negatively impact access to the arterial street network. The proposed cross lot access requirement to both Maize and Central should mitigate that concern.

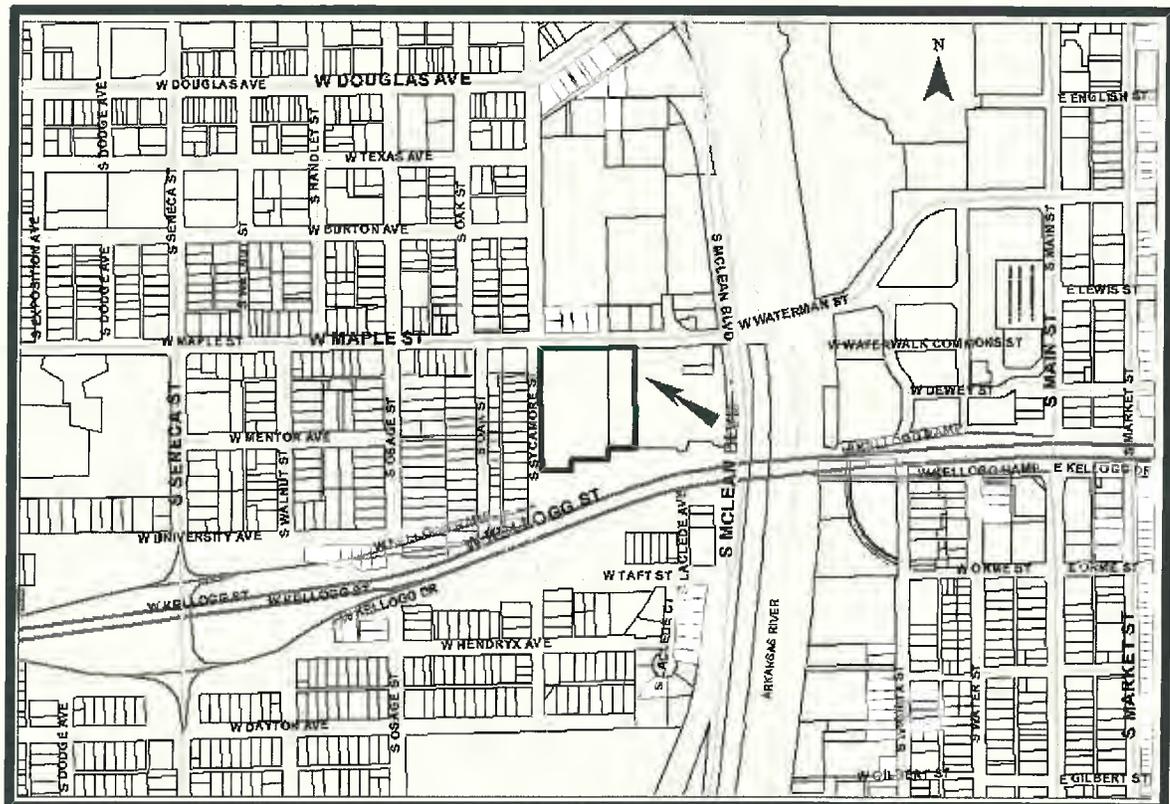




STAFF REPORT

MAPC November 19, 2015
DAB IV December 7, 2015

- CASE NUMBER:** PUD2015-05
- APPLICANT/OWNER:** City of Wichita, Wichita Ice Center (applicant/owner); Ferris Consulting c/o Greg Ferris (agent)
- REQUEST:** Create PUD #48 the Wichita Ice Center Planned Unit Development
- CURRENT ZONING:** GC General Commercial (GC)
- SITE SIZE:** 5.7 acres
- LOCATION:** Generally located south of Maple Street, north of West Kellogg and east of Sycamore Street
- PROPOSED USE:** Ice Center, fitness center



BACKGROUND: The applicants propose replacing the existing GC General Commercial (GC) zoning on this platted property with the proposed PUD #48 Wichita Ice Center Planned Unit Development (PUD), see the attached PUD document. According to the Unified Zoning Code (UZC), a PUD is intended to:

- (1) Reduce or eliminate the inflexibility that sometimes results from strict application of zoning standards that were designed primarily for individual lots;
- (2) Allow greater freedom in selecting the means to provide access, light, open space and design amenities;
- (3) Promote quality urban design and environmentally sensitive development by allowing development to take advantage of special site characteristics, locations and land uses; and
- (4) Allow deviations from certain zoning standards that would otherwise apply if not contrary to the general spirit and intent of this Code.

The applicant's 5.7-acre site is developed with the Wichita Ice Center building and associated parking, the applicants do not anticipate any additional development on the site or changes in use. The requested PUD would allow all uses permitted under the GC zoning district, except for Adult Entertainment, Vehicle Sales, Vehicle Repair and Night Clubs. All uses would be subject to the development standards of the GC zoning district.

The applicants propose signage that differs from the Sign Code under GC zoning and differs from the Delano Neighborhood Design Guidelines. Those differences are detailed below:

Pole Signs:

Permitted under GC zoning:

Sycamore (local street) frontage - 4 signs, 50 square feet per sign, 295 square feet cumulative sign area, 25-foot-height.

Maple (arterial) frontage - 3 signs, 300 square feet per sign, 370 square feet cumulative sign area, 25-foot height.

Kellogg Expressway frontage - 3 signs, 300 square feet per sign, 370 square feet cumulative sign area, 25-foot height.

*Kellogg is elevated at this location, the Sign Code would allow an administrative adjustment to increase sign height to 20 feet above the elevated highway rail.

Delano Neighborhood Design Guidelines: 32 square feet per sign, 16-foot height, no flashing or moving signs.

Proposed under PUD #48:

Sycamore (local street) frontage - 4 signs, 200 square feet per sign, 425 square feet cumulative sign area, 25-foot height.

Maple (arterial) frontage - 3 signs, 300 square feet per sign, 370 square feet cumulative sign area, 35-foot height.

Kellogg Expressway frontage - 3 signs, 475 square feet per sign, 475 square feet cumulative sign area, 55-foot height for one sign.

Building Signs:

Permitted under GC zoning: 20% of building elevation.
Delano Neighborhood Design Guidelines: no additional size restrictions.
Proposed under PUD #48: 40% of building elevation, no sign to exceed 400 square feet.

Proposed building setbacks are 20 feet for the Maple and Sycamore frontages, with no rear or interior side setback required, consistent with code requirements in GC zoning. Proposed building height is 50 feet, the existing GC zoning would permit 80-foot building heights. Proposed building coverage is 30% with a 35 % floor-area-ratio. Parking is to be provided per the code. Proposed landscaping is per City Code, with the existing landscaping considered meeting this requirement.

The application area is located in the southeast corner of the Delano Neighborhood. The site is located within the boundaries of the Delano Neighborhood Plan (adopted in 2001) and the Project Downtown Plan (adopted in 2010). North of the application area is the GC and LC Limited Commercial (LC) zoned Lawrence-Dumont baseball field and associated parking. South of the site is the elevated Kellogg Expressway. East of the site is an LC zoned hotel/apartment development. West of the site, across Sycamore, are single-family residences in a mixture of SF-5 Single-family Residential (SF-5), TF-3 Two-family Residential (TF-3), and MF-18 Multi-family Residential (MF-18) zoning. Also west of the site, at the southwest corner of Sycamore and Maple is a GC zoned commercial building.

CASE HISTORY: The property was re-platted as the Wichita Ice Center Addition in 2013. The property was re-zoned from LC and B Multi-family Residential (B) to GC in 2012. The Wichita Ice Center building was built in 1996.

ADJACENT ZONING AND LAND USE:

NORTH:	GC, LC	Baseball stadium, parking
SOUTH:	none	Kellogg Expressway
EAST:	LC	Hotel/apartment development
WEST:	GC, SF-5, TF-3, MF-18	Warehousing, single-family residences

PUBLIC SERVICES: The site has frontage along the elevated Kellogg Expressway with platted complete access control. The site has access to Maple Street, a five lane arterial with an 80-foot right of way (ROW). The site also has access to Sycamore Street, a three lane local street with a 60-foot ROW. All other utilities are available to the site.

CONFORMANCE TO PLANS/POLICIES: The 2030 Wichita Functional Land Use Guide of the Wichita-Sedgwick County Comprehensive Plan identifies this site and the adjacent baseball stadium as appropriate for “Major Institutional” uses. The Major

Institutional category includes institutional facilities of a significant size and scale of operation and could include a range of such uses as government facilities, military bases, libraries, schools, cemeteries, churches, hospital and medical treatment facilities. The application area is within the Delano Neighborhood Overlay District, subject to the Delano Neighborhood Design Guidelines and therefore reviewed by the Delano Advisory Committee.

RECOMMENDATION: This request went before the Delano Advisory Committee on November 9th where it was approved 5-0. The committee discussed signage height and size, and “V” shaped signage screening of structural elements. Planning Staff notes that the proposed use is permitted under the existing GC zoning. The applicant’s proposed PUD will better unify development on the site than what would be permitted under GC zoning. Staff recommends several conditions to make the PUD consistent with the Zoning Code intent for a PUD and the Delano Design Guidelines. Based on information available prior to the public hearing, staff recommends the request be **APPROVED** subject to the following conditions:

- A. Amend General Provision #5 to add “no flashing or moving signs.”
- B. Amend General Provision #5B to add screening to the backside of “V” shaped signs.
- C. Amend General Provision #5C to limit sign rights to 295 square feet and individual sign size to 50 square feet along Sycamore.
- D. Amend General Provision #5D to add “sign spacing shall follow sign code.”

This recommendation is based on the following findings:

- (1) The zoning, uses and character of the neighborhood: The application area is located in the southeast corner of the Delano Neighborhood. The site is located within the boundaries of the Delano Neighborhood Plan and the Project Downtown Plan. North of the application area is the GC and LC zoned Lawrence-Dumont baseball field and associated parking. South of the site is the elevated Kellogg Expressway. East of the site is an LC zoned hotel/apartment development. West of the site, across Sycamore, are single-family residences in a mixture of SF-5, TF-3, and MF-18 zoning. Also west of the site, at the southwest corner of Sycamore and Maple is a GC zoned commercial building.
- (2) The suitability of the subject property for the uses to which it has been restricted: The site could be developed as currently zoned with the existing Ice Center and signage. The proposed PUD increases sign flexibility on the site.
- (3) Extent to which removal of the restrictions will detrimentally affect nearby property: The proposed PUD signage along Kellogg will be visible from nearby properties, as any Kellogg frontage signage will be visible from nearby properties. Screening provisions should reduce the impact on surrounding properties.

- (4) Conformance of the requested change to the adopted or recognized Comprehensive Plan and Policies: The 2030 Wichita Functional Land Use Guide of the Wichita-Sedgwick County Comprehensive Plan identifies this site as appropriate for “Major Institutional” uses. The Major Institutional category includes institutional facilities of a significant size and scale of operation and could include a range of such uses as government facilities, military bases, libraries, schools, cemeteries, churches, hospital and medical treatment facilities. The application area is within the Delano Neighborhood Overlay District, subject to the Delano Neighborhood Design Guidelines and therefore reviewed by the Delano Advisory Committee.
- (5) Impact of the proposed development on community facilities: The proposed PUD will have no additional impact on community facilities beyond the existing development.

DELANO ADVISORY COMMITTEE MINUTES
9 NOVEMBER 2015
10:30 A.M.

Members Present: Wess Galyon Nancy Lawrence
 Dorothy Crouch Vincent Hancock
 Jim Martinson

Delano Design Review Staff Present:

Dale Miller, Director MAPD
Kathy Morgan, Senior Planner, MAPD
Jess McNeely, Senior Planner, MAPD
Scott Knebel, Downtown Manager, Advanced Plans, MAPD
J.R. Cox, Interim Zoning/Sign/License Inspection Supervisor, MABCD

Item #1 Install small cell boosters at W. Douglas and Seneca (Quik Trip property) and Handley Street north of 2nd. Trace McCullough, Project Manager for Zayo Group, provided an overview of equipment and 2 site locations.

Motion was made by Wess Galyon to approve the locations of the small cell utilities with request that Cell site #2 be a black composite utility pole and cell site #1 be composite rather than the wood utility pole; seconded by Jim Martinson. Motion carried unanimously (5-0).

Item #2 Wichita Ice Rink/Genesis at Maple and Sycamore: New PUD to allow for increase in signage to 475 Sq. Ft. along Kellogg.

Greg Ferris, agent, presented information about the site and Jess McNeely, MAPD Senior Planner described the public hearing process.

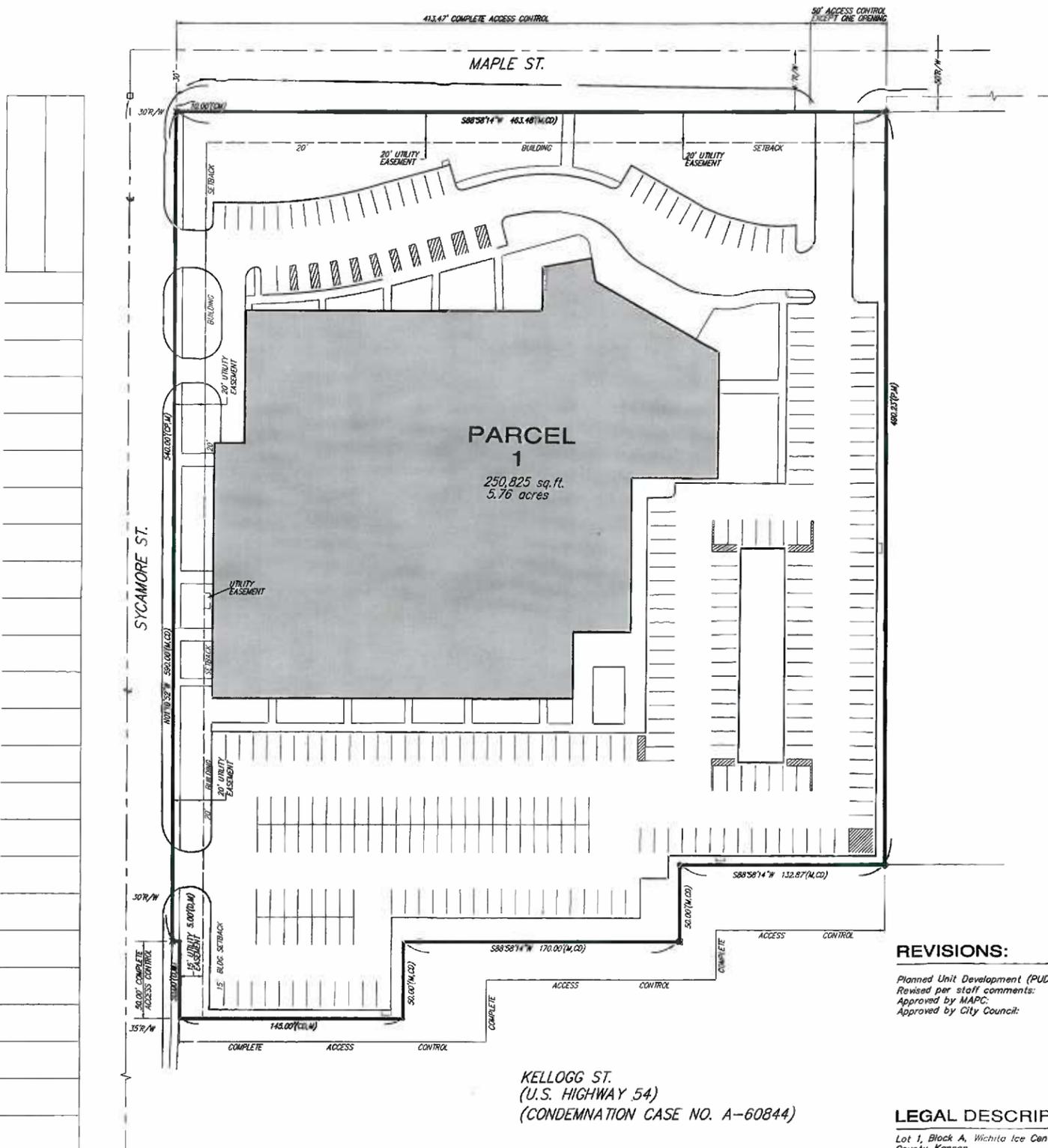
Motion was made by Wess Galyon to approve the request for the PUD with the conditions outlined in the staff report; Jim Martinson seconded. Motion carried unanimously (5-0).

Meeting adjourned 11:25 a.m.



Kathy L. Morgan, Senior Planner

WICHITA ICE CENTER PLANNED UNIT DEVELOPMENT PUD-??



GENERAL PROVISIONS:

1. Total Land Area: 250,825 sq.ft. ± or 5.76 acres
Total Gross Floor Area: 87,788.75 sq.ft.
Total Floor Area Ratio: 35 percent
2. Parking requirements shall be per the Wichita-Sedgwick County Unified Zoning Code, unless otherwise dictated by the PUD.
3. Setbacks are as indicated on the P.U.D. drawing.
4. A drainage plan has been developed for this subdivision and is on file with the City of Wichita, Kansas. Drainage intent shall remain as depicted or as modified with the approval of the City Engineer of the City of Wichita, Kansas. No obstructions which impede the flow of this drainage plan shall be allowed.
5. Signs shall be in accordance with City Sign Code for the "GC" General Commercial zoning district, with the following limitations:
 - A. Except as otherwise listed, signage shall be allowed per the Sign Code for the City of Wichita for signage allowed in General Commercial Zoning District.
 - B. Total Sign Rights along Kellogg Dr. allowed: 475 square feet. No sign shall be greater than 475 square feet. Sign spacing shall follow sign code. The gross surface area of a sign located along Kellogg shall be the sum of all surface areas of all the sign faces, except that ground or pole signs designed as double-faced signs, with both faces not to exceed a 20% "V" design and when the distance between the faces does not exceed five feet, then only one face of the sign shall be considered in determining the sign area. One sign along Kellogg shall be allowed a maximum height of 55 feet.
 - C. Total Sign Rights along Sycamore allowed: 425 square feet. No sign shall be greater than 200 square feet. Sign spacing shall follow sign code. Pole signs shall be allowed up to a maximum height 25 feet.
 - D. Total Sign Rights along Maple allowed: 370 square feet. No sign shall be greater than 300 square feet. Pole signs shall be allowed up to a maximum of 35 feet.
 - E. Illuminated building signs are allowed, provided that signs shall be limited in total area to forty percent of each building elevation, and no individual sign shall exceed four hundred square feet.
6. Parcel 1 shall be limited to those uses permitted by right in the "GC" General Commercial zoning district, except for the following: Adult Entertainment, Vehicle Sales, Vehicle Repair, or Night Clubs.
7. Uses are those permitted by the approved PUD, and are subject to the development standards of the "GC" General Commercial zoning district.
8. Access shall be as indicated on the Plan, and/or as approved during the platting process.
9. Landscaping requirements shall be per the Wichita-Sedgwick County Unified Zoning Code for commercial uses. Existing landscaping shall be considered as meeting this requirement. Screening around the perimeter of the PUD shall not be required.
10. The design layout shown on the plan illustrates only one development concept. Modifications to the location of improvements, building layout, and/or access locations may be permitted, provided they meet all requirements of this plan.
11. All applicable permits, licenses, inspections or change in use shall be obtained prior to occupancy.
12. Amendments, adjustments or interpretations to this P.U.D. shall be done in accordance with the Unified Zoning Code.
13. The Transfer of title of all or any portion of land included within the Planned Unit Development (or any amendments thereto) does not constitute a termination of the plan or any portion thereof, but said plan shall run with the land and be binding upon present owners, their successors and assigns.
14. The development of this property shall proceed in accordance with the development plan as recommended for approval by the Planning Commission and approved by the Governing Body, and any substantial deviation of the plan, as determined by the Zoning Administrator or the Director of Planning, shall constitute a violation of the building permit authorizing construction of the proposed development.
15. Any major changes in this development plan shall be submitted to the Planning Commission and to the Governing Body for their consideration.

PARCEL 1

- A. Net Area: 250,825 sq. ft. ± or 5.76 acres ±
- B. Maximum Building Coverage: 75,247.5 sq.ft. or 30 percent
- C. Maximum Gross Floor Area: 87,788.75 sq.ft.
- D. Floor Area Ratio: 35 percent
- E. Maximum building height: 50 feet, except for any other structures exempt by the UZC.
- F. Setbacks: See Drawing
- G. Access Points: See Drawing
- H. Permitted Uses: See General Provision #6.

REVISIONS:

Planned Unit Development (PUD2015-??) Filed: September 4, 2015
Revised per staff comments:
Approved by MAPC:
Approved by City Council:

LEGAL DESCRIPTION:

Lot 1, Block A, Wichita Ice Center Addition, Wichita, Sedgwick County, Kansas.

VICINITY MAP



PUD-??

WICHITA ICE CENTER
PLANNED UNIT DEVELOPMENT



**WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING DEPARTMENT**

DATE: November 19, 2015

TO: Metropolitan Area Planning Commission

FROM: Dave Barber AICP, Advanced Plans Manager 

SUBJECT: DER2015-00001: Return of the *Community Investments Plan 2015-2035* to the MAPC by the Sedgwick County Board of Commissioners and the Wichita City Council for further consideration

Background: In 2012, the City of Wichita and Sedgwick County jointly appointed a Plan Steering Committee to develop the Community Investments Plan to replace the current joint City and County Comprehensive Plan which dates back to 1993. A more current plan is needed to provide a policy framework and set priorities to guide future public investments out to the year 2035 in municipal buildings and infrastructure (e.g. libraries, public safety buildings, streets, bridges, parks, water supply, sanitary and storm sewer, culture, and recreation, etc.).

During 2013 and 2014, the Steering Committee developed and evaluated three possible long-term growth scenarios for Wichita. Following an extensive community engagement process in the spring and summer of 2014, a preferred growth scenario was selected by the Committee to serve as the basis for the development of the new comprehensive plan.

In March 2015, the Plan Steering Committee released the draft *Community Investments Plan 2015-2035* for public review and feedback. The Planning Department organized four public open house events and provided over 40 presentations (April through June) to over 700 people on the draft Plan. Feedback was also received through the *Activate Wichita* website. The Steering Committee met on June 24, 2015 to finalize changes to the draft Plan based upon feedback received from the community engagement process and two workshops with the Wichita City Council in April and June. In late June and early July, staff briefed the members of the Sedgwick County Board of Commissioners on the contents of the draft Plan.

On July 16th, the Advance Plans Committee passed a motion recommending that the MAPC set a public hearing date to consider the proposed adoption of the final draft *Community Investments Plan 2015-2035* as the new Comprehensive Plan for Wichita-Sedgwick County. In early August 2015, staff presented the final draft of the Community Investments Plan to the six District Advisory Boards (DAB's) for the City of Wichita. All six DAB's voted unanimously to recommend that the Plan be adopted as the new comprehensive plan for Wichita and Sedgwick County.

At the public hearing held on August 20, 2015, the MAPC unanimously approved a resolution adopting the Community Investments Plan 2015-2035 as the new Comprehensive Plan for Wichita-Sedgwick County. Existing adopted neighborhood and area plans were also adopted as

elements of the new Plan. The Plan does not take effect until it is approved by the governing bodies of the City of Wichita and Sedgwick County.

On October 6, 2015, the City Council considered a recommendation to approve the *Community Investments Plan 2015-2035*. Council passed a motion to defer action on the Plan until the November 10, 2015 Council meeting in order to see what action the County Commissioners take on the Plan at the November 4, 2015 County Commission meeting.

On November 4, 2015, the County Commissioners passed a motion (3-2) to return the Plan to the MAPC with a list of recommended Plan changes. Given this action by the County Commissioners, the Wichita City Council passed a motion (5-0) at the November 10, 2015 Council meeting to return the Plan to the MAPC for further consideration of the Plan changes recommended by the County Commissioners, but with the recommendation that the Plan stay as originally adopted by the MAPC on August 20, 2015.

On November 12, 2015, the Advance Plans Committee met to consider the merits and appropriateness of the County Commission and the Wichita City Council recommended changes to the Plan. The Committee has submitted for consideration by the MAPC, a recommended action/response (see Recommended Action) to the Plan changes as recommended by the governing bodies.

Members of the Wichita-Sedgwick County Plan Steering Committee who are not members of the MAPC have been invited to attend the November 19th MAPC meeting and may be given the opportunity to provide comment and perspective on this matter if so desired by the MAPC.

Analysis: The MAPC has an obligation to consider the merits and appropriateness of the recommended Plan changes as submitted to the MAPC by the County Commissioners on November 4, 2015. In accordance with procedures set forth in KSA 12-747(b), the MAPC has at its November 19th meeting, essentially two actions it can take:

1. Resubmit to the Sedgwick County Board of Commissioners and the Wichita City Council, the *Community Investments Plan 2015-2035* adopted by the MAPC on August 20, 2015, with a recommendation to approve the Plan as originally submitted and stating the reasons therefore.
2. Submit to the Sedgwick County Board of Commissioners and the Wichita City Council, the *Community Investments Plan 2015-2035* adopted by the MAPC on August 20, 2015, with a recommendation to approve the Plan with amendments (to include new and amended elements that may or may not reflect all or portions of the Plan changes recommended by the County and/or City).

KSA 12-747(b) also states that if a planning commission fails to deliver its recommendations to the governing body following the planning commission's next regular meeting after receipt of the governing body's report (and placed on the planning commission meeting agenda), the governing body shall consider such course of inaction on the part of the planning commission as a resubmission of the original recommendations and proceed accordingly.

Recommended Action (Advance Plans Committee):

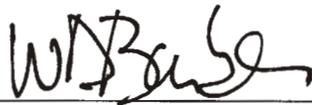
The recommended action of the Advance Plans Committee is outlined in Attachment #4.

Attachments:

1. Final Draft *Community Investments Plan 2015-2035* approved by the MAPC on August 20, 2015. This link will provide electronic access to the Plan document:
<http://www.wichita.gov/Government/Departments/Planning/PlanningDocument/09%20Final%20Plan-MAPC%20Adopted.pdf>
2. Sedgwick County Commissioners Recommended Plan Changes, November 4, 2015
3. Wichita City Council Recommended Plan Changes, November 10, 2015
4. Advance Plans Committee Recommendation to the MAPC Regarding Changes to the Community Investments Plan 2015-2035, November 12, 2015

**CERTIFICATION OF ADOPTION OF
THE
WICHITA-SEDGWICK COUNTY COMPREHENSIVE PLAN**

I, W. David Barber, Interim Director of the Metropolitan Area Planning Department, and Interim Secretary for the Metropolitan Area Planning Commission, hereby certify that the attached *Community Investments Plan 2015-2035* is a true and correct copy of the new Wichita-Sedgwick County Comprehensive Plan adopted by the Metropolitan Area Planning Commission on August 20, 2015.



W. David Barber, Interim Director
Metropolitan Area Planning Department

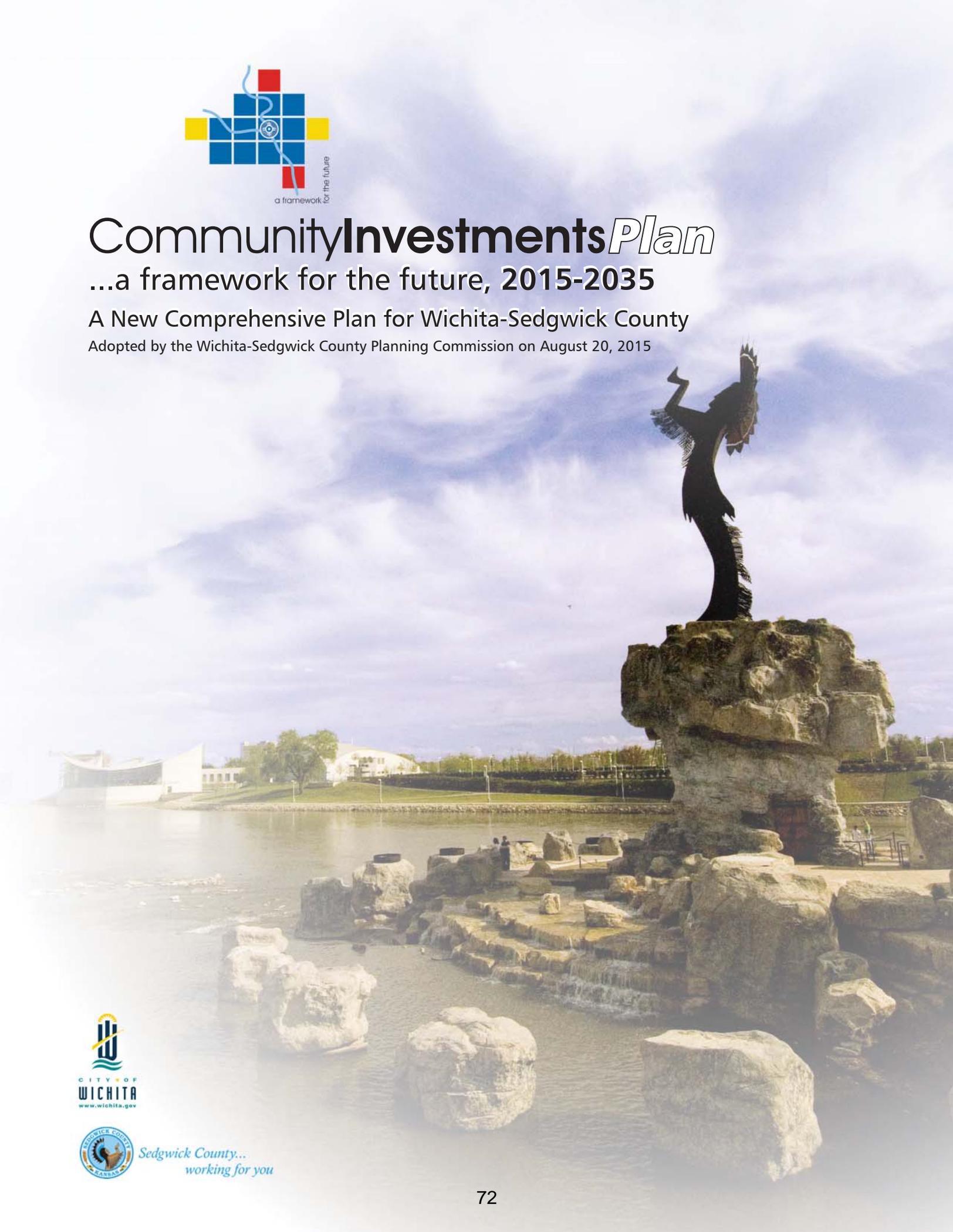


Community **Investments** *Plan*

...a framework for the future, **2015-2035**

A New Comprehensive Plan for Wichita-Sedgwick County

Adopted by the Wichita-Sedgwick County Planning Commission on August 20, 2015



*Sedgwick County...
working for you*

RESOLUTION

WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION

WHEREAS, pursuant to the authority granted by the statutes of the State of Kansas, in K.S.A. 12-747 et seq., the Wichita-Sedgwick County Metropolitan Area Planning Commission developed a Comprehensive Plan, adopted by the City of Wichita and Sedgwick County in 1993, and amended in 1996, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010 and 2011; and

WHEREAS, the Comprehensive Plan may be amended or a new Comprehensive Plan adopted to ensure it reflects timely and relevant information and the needs of the community; and

WHEREAS, before the adoption of any Comprehensive Plan or amendment thereto, the Wichita-Sedgwick County Metropolitan Area Planning Commission is required by K.S.A. 12-747 et seq. to hold a public hearing; and

WHEREAS, the Wichita-Sedgwick County Metropolitan Area Planning Commission did give due and proper notice by publication in the official City and County newspapers on July 30, 2015, of a public hearing to be held to consider the adoption of a new Comprehensive Plan; and

WHEREAS, the Wichita-Sedgwick County Metropolitan Area Planning Commission, on August 20, 2015, did hold a public hearing at which a quorum was present, and did hear all comments and testimony relating to said adoption of a new Comprehensive Plan;

NOW, BE IT THEREFORE RESOLVED, the Wichita-Sedgwick County Metropolitan Area Planning Commission duly assembled, hereby adopts the Community Investments Plan 2015-2035, dated July 1, 2015 and attached herein as Attachment "A", as the new Wichita-Sedgwick County Comprehensive Plan, and also adopts those neighborhood and area plans itemized on Attachment "B" as elements of the Community Investments Plan 2015-2035, dated July 1, 2015.

BE IT FURTHER RESOLVED, that notice of this action be transmitted to the City Council of the City of Wichita and to the Sedgwick County Board of County Commissioners for their consideration and adoption.

ADOPTED at Wichita, Kansas, this 20th day of August, 2015.



Matt Goolsby, Chairman
Wichita-Sedgwick County Metropolitan Area
Planning Commission



W. David Barber, Interim Secretary
Wichita-Sedgwick County Metropolitan Area
Planning Commission

Approved as to Form:

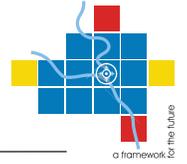


Jennifer Magana, Director of Law
City of Wichita

ATTACHMENT "B"

The following Neighborhood and Area Plans and amendments thereto are hereby adopted as elements of the Community Investments Plan 2015-2035, dated July 1, 2015:

	<u>Adopted by Wichita City Council</u>	<u>Adopted by Sedgwick County Board of Commissioners</u>
Center City Neighborhood Revitalization Plan	February 15, 2000 Ord. No. 44-495	February 9, 2000 Res. No. 19-00
Hilltop Neighborhood Revitalization Plan	August 22, 2000 Ord. No. 44-701	August 16, 2000 Res. No. 143-00
Delano Neighborhood Revitalization Plan	March 20, 2001 Ord. No. 44-896	March 7, 2001 Res. No. 35-01
Oaklawn/Sunview Neighborhood Revitalization Plan	April 9, 2002 Ord. No. 45-299	March 20, 2002 Res. No. 37-02
South Wichita-Haysville Area Plan	April 2, 2002 Ord. No. 45-248	March 20, 2002 Res. No. 36-02
McAdams Neighborhood Plan	June 3, 2003 Ord. No. 45-726	May 14, 2003 Res. No. 114-03
Midtown Neighborhood Revitalization Plan	May 18, 2004 Ord. No. 46-179	May 19, 2004 Res. No. 87-04
21st Street North Corridor Revitalization Plan	January 4, 2005 Ord. No. 46-434	December 22, 2004 Res. No. 233-04
Urban Fringe Development Standards for Wichita and Sedgwick County	December 14, 2004 Endorsed	December 15, 2004 Endorsed
Central Northeast Area Plan Update	September 22, 2005 Ord. No. 46-657	September 14, 2005 Res. No. 158-05
South Central Neighborhood Plan	May 16, 2006 Ord. No. 47-033	May 10, 2006 Res. No. 72-06
K-96 Corridor Economic Development Plan	November 21, 2006 Ord. No. 47-304	November 15, 2006 Res. No. 166-06
47th to 55th Street South Joint Area Plan	June 17, 2008 Ord. No. 47-914	June 18, 2008 Res. No. 94-08
Wichita Parks, Recreation and Open Space Plan	January 6, 2009 Ord. No. 48-153	December 17, 2008 Res. No. 192-08
Derby-Mulvane Joint Area Plan	September 21, 2010 Ord. No. 48-832	September 8, 2010 Res. No. 155-10
Project Downtown - The Master Plan for Wichita	December 14, 2010 Ord. No. 48-919	February 23, 2011 Res. No. 29-11



CommunityInvestmentsPlan

...a framework for the future, 2015-2035

A New Comprehensive Plan for Wichita-Sedgwick County

Table of Contents

Plan Introduction and Overview	1
Plan Vision, Community Values and Guiding Principles	9
Future Land Use Policies	15
2035 Urban Growth Areas Map	19
2035 Wichita Future Growth Concept Map	20
Locational Guidelines.....	22
Wichita Urban Infill Strategy	25
Plan Elements	27
Funding and Financing	29
Transportation.....	30
Water, Sewer & Stormwater	31
Arts, Culture and Recreation	33
Public Safety	34
Priority Enhancement Areas for Wichita Public Infrastructure Projects Map.....	35
Plan Implementation	37
Part 1. Infrastructure Investment Decision-making Framework.....	39
Part 2. Plan Monitoring, Review and Amendment	42





Plan Steering Committee Members

Name	Representing
Mitch Coffman	Sedgwick County Board of Commissioners
Richard Ranzau	Sedgwick County Board of Commissioners
James Roseboro	Wichita City Council
Gary Schmitt	Wichita City Council
David Foster	Metropolitan Area Planning Commission
Matt Goolsby	Metropolitan Area Planning Commission
Joe Johnson	Metropolitan Area Planning Commission
John McKay	Metropolitan Area Planning Commission
Mitch Mitchell	Metropolitan Area Planning Commission
Bill Ramsey	Metropolitan Area Planning Commission
Debra Miller Stevens	Metropolitan Area Planning Commission
Ken Lee	Sedgwick County Association of Cities
Randy Oliver	Sedgwick County Association of Cities
Stacy Christie	Community-at-Large
Susan Estes (Co-Chair)	Community-at-Large
Bryan Frye	Community-at-Large
Julie Hedrick	Community-at-Large
Cindy Miles (Co-Chair)	Community-at-Large

Wichita-Sedgwick County Metropolitan Area Planning Department Staff Support

John Schlegel, Planning Director
 Dave Barber, Advanced Plans Manager
 Scott Knebel, Downtown Revitalization Manager
 Stephen Banks, Senior Planner
 Jess McNeely, Senior Planner
 Scott Wadle, Senior Planner
 Ashley Jones, Planning Aide
 Jim Schiffelbein, Planning Aide



Plan Introduction and Overview





This page intentionally blank.





Plan Introduction

Why This Plan

- The State of Kansas requires cities and counties to have a comprehensive plan in order to exercise authorized development reviews, and to guide spending decisions on public infrastructure and facilities.
- The current joint comprehensive plan for Wichita and Sedgwick County dates back to 1993. A new plan is needed in an era of diminishing revenues and fiscal constraint.
- A new joint comprehensive plan is needed to guide the future growth, development and public infrastructure investment decisions of Wichita and Sedgwick County (our community) over the next 20 years. Accordingly, this new plan is called the Community Investments Plan ... a framework for the future.
- This Plan will better guide the long-term capital improvement programs for Wichita and Sedgwick County in the overall Plan context of:
 - > Promoting economic growth and job creation
 - > Advancing community quality of life and safety
 - > Creating a community that will attract and retain future generations

Setting Our Public Infrastructure Investment Priorities

- Over many decades, investment in public infrastructure has shaped our community's economy and quality of life. This investment has also influenced private investment decisions in Wichita and Sedgwick County.
- Current and future generations in Wichita and Sedgwick County will live with the infrastructure investment decisions we make today, just as we live with those decisions of past generations.
- The primary public infrastructure investment challenges our community faces over the next 20 years are determining:
 - > How best for the City of Wichita to grow
 - > How much and where best to spend or not spend in terms of future City and County public infrastructure and facility investment
 - > How to close the long-term gap between our future investment needs and wants and our projected revenues (ability to pay)
- The following graphic illustrates three key inter-related elements that ultimately shape our public infrastructure and facility investment decisions.

Community Investment Plan Development – Key Interrelated Elements





Developing the Plan

This Plan has been developed by an 18-member Plan Steering Committee jointly appointed by the City and County, with technical support provided by staff from the Wichita-Sedgwick County Metropolitan Area Planning Department, the City of Wichita and Sedgwick County. The Plan is reflective of the following considerations:

Existing Infrastructure Conditions Assessment (see Appendix for details)

- A comprehensive assessment of all Wichita and Sedgwick County infrastructure and facilities in 2011-12 revealed that 38% of Wichita’s infrastructure is in a ‘deficient/fair’ condition (about 11% of the County’s infrastructure is in a ‘deficient/fair’ condition).
- Costs of bringing existing deficient Wichita infrastructure (primarily local streets, aging water and sewer lines) up to standards is estimated at an additional \$45-55 million annually.
- Ongoing existing infrastructure replacement costs are estimated to require an additional \$102 million annually for Wichita.
- This situation is due in part to decades of under-investment in maintaining Wichita’s local road, water and sewer infrastructure.

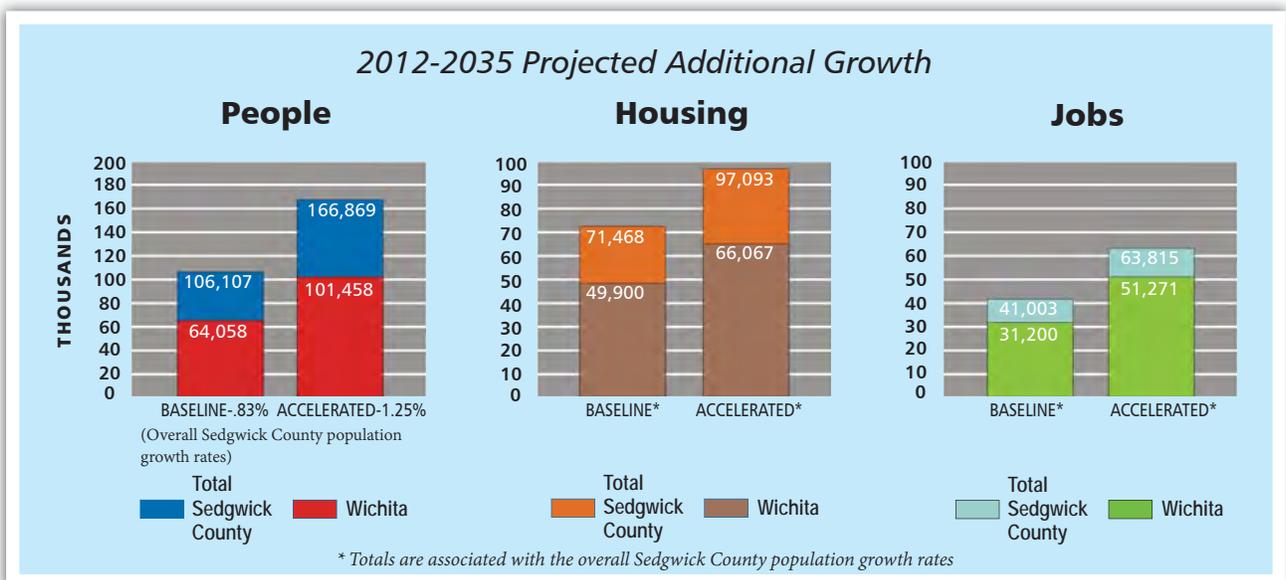
Community Trends and Challenges Ahead

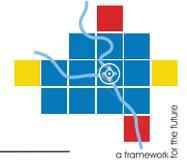
(see Appendix for details)

- Our infrastructure investment decisions and future growth will be influenced by the following fiscal/economic shifts:
 - > Diminishing state and federal funding for local infrastructure;
 - > Slowing locally generated revenues for Wichita and Sedgwick County;
 - > Rising costs of maintaining existing infrastructure and facilities; and,
 - > Slowing new job creation and employment growth rates.

Population and Employment Growth Projections: 2012 to 2035 (see Appendix for details)

This Plan has been developed with a *baseline growth rate* (0.83%) and an *accelerated growth rate* (1.25%) for annual population growth and associated employment growth projections in Wichita and Sedgwick County. The accelerated growth rate is reflected in the 2035 *Urban Growth Areas Map* and the 2035 *Wichita Future Growth Concept Map*.





Preferred Wichita 2035 Growth Scenario Development (see Appendix for details)

- Three 2035 growth scenarios were developed for Wichita to illustrate a range of possible growth patterns and associated infrastructure investment impacts. These scenarios were called *Current Trends*; *Constrained Suburban Growth*; and *Suburban and Infill Growth Mix*.
- Growth and development patterns depicted in the *Suburban and Infill Growth Mix* scenario reflected a more constrained suburban growth pattern combined with increased urban infill growth in Wichita's mature urban neighborhoods (the Established Central Area). This scenario required the least amount of expansion to Wichita's existing system of infrastructure, and placed greater investment priority on maintaining our existing infrastructure and transit system. This scenario became the basis for the development of the *2035 Wichita Future Growth Concept Map*.
- There is currently a \$9-10 billion gap over the next 20 years between Wichita's planned future infrastructure and facility expenditures and its projected revenues. Different growth scenarios alone won't close this gap ... a combination of new revenues, shifting project priorities and reducing project expenditures will be necessary.

Listening to the Community (see Appendix for details)

- Most City and County residents may not be aware of the current condition of our public assets, nor may they be aware of current City and County spending plans for the maintenance and expansion of these assets. During the development of this Plan, ongoing efforts have been made to better inform and educate the community on these important issues.
- Public outreach initiatives have included a *community-wide survey*, *eight informal public open house meetings*, *nine community discussion meetings* and *over 40 presentations* to community/neighborhood groups, business organizations and service clubs. The web-based Activate Wichita engagement tool has also been utilized.

Plan Overview

Within the broader context of the 2035 Plan Vision Statement, Plan Guiding Policy Principles and the Future Land Use Policies, this Plan provides an Infrastructure Investment Decision-making Framework to guide future public investment decisions that best reflect our community's highest priority needs and wants, and "willingness to spend" on public infrastructure. This Plan is comprised of the following components:

1. 2035 Plan Vision Statement and Core Community Values

A general statement describing what we envision our community will be 20 years from now in terms of employment and quality of life opportunities:



“Building on our rich aviation and entrepreneurial heritage, Wichita-Sedgwick County is a global center of advanced manufacturing and high-tech industry and a premier service, education, health and retail center for South Central Kansas. People feel safe and enjoy affordable housing choices in diverse, vibrant neighborhoods offering unique quality living environments and active, healthy lifestyles with access to arts, culture and recreation.”





Seven core community values also collectively define our community approach and beliefs for the purposes of this Plan:

- *Common-sense Approach*
- *Fiscal Responsibility*
- *Growth-oriented*
- *Inclusiveness and Connectivity*
- *Cultural Richness*
- *Vibrant Neighborhoods*
- *Quality Design*

2. Plan Guiding Policy Principles

Five overarching themes and aspirations for our community's future. They help set relative priorities at the broadest and highest levels for future public infrastructure and facility investment decisions:

1. Support an Innovative, Vibrant and Diverse Economy

2. Invest in the Quality of Our Community Life

3. Take Better Care of What We Already Have

4. Make Strategic, Valued-added Investment Decisions

5. Provide for Balanced Growth but with Added Focus on Our Established Neighborhoods

3. Future Land Use Policies

2035 Urban Growth Areas Map - Depicts the anticipated growth pattern and extension of city limits for the cities of Sedgwick County.

2035 Wichita Future Growth Concept Map - Depicts the preferred 2035 growth concept for Wichita based on projected population/employment growth rates.

Locational Guidelines - Encourages compatible and appropriate future land use change in Wichita and unincorporated Sedgwick County.

Wichita Urban Infill Strategy - Encourages appropriate infill development in Wichita's Established Central Area.

Neighborhood and area plans adopted as elements of the Wichita-Sedgwick County Comprehensive Plan will provide additional land use policy guidance as applicable.

4. Plan Elements

A set of Plan Goals and Strategies to guide public infrastructure and facility investment decisions pertaining to each of the following Plan elements:

Funding and Financing - Guidance on how we should best fund and finance our public infrastructure and facilities.

Transportation - Guidance on how we should best invest in our transportation infrastructure and facilities.

Water, Sewer and Stormwater - Guidance on how we should best invest in our water, sewer and stormwater infrastructure and facilities.

Arts, Culture and Recreation - Guidance on how we should best invest in our arts, culture and recreation facilities.

Public Safety - Guidance on how we should best invest in our public safety facilities.

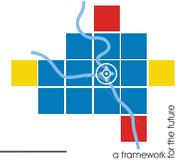
Priority Enhancement Areas for Wichita Public Infrastructure Projects Map - Guidance on priority areas for aesthetic enhancements to planned City of Wichita public improvements.

5. Plan Implementation

Part 1. Infrastructure Investment Decision-making Framework

This framework is intended to help close the long-term cost/revenue gap between our currently planned future infrastructure expenditures and our projected revenues. Three different levels of evaluation are recommended for both new and replacement infrastructure projects. This encourages best practices for public infrastructure investment decision-makers. It also enables strategic investment decision-making by aligning funding priorities with community priorities as reflected in the 2035 Plan Vision Statement, Core Community Values and Plan Guiding Policy Principles.





Part 2. Plan Monitoring, Review and Amendment

An ongoing, systematic approach to monitor community change, and review and amend the Plan so that it remains relevant and appropriate for our community.

Plan Appendix

Under separate documentation, the Plan Appendix contains important and relevant background information listed below that has been helpful in shaping the development of this Plan:

- *Wichita 2035 Growth Scenarios*
- *Community Trends & Challenges Ahead*
- *Existing Conditions & Community Infrastructure Assessment*
- *Community Engagement*





This page intentionally blank.



Plan Vision, Community Values and Guiding Principles





This page intentionally blank.





2035 Plan Vision Statement

The 2035 Plan Vision Statement below describes what kind of future we want to help make for our community over the next twenty years based on our public infrastructure and facility investment decisions.

“Building on our rich aviation and entrepreneurial heritage, Wichita-Sedgwick County is a global center of advanced manufacturing and high-tech industry and a premier service, education, health and retail center for South Central Kansas. People feel safe and enjoy affordable housing choices in diverse, vibrant neighborhoods offering unique quality living environments and active, healthy lifestyles with access to arts, culture and recreation.”

Core Community Values

Listed below are important **Core Community Values** that define our community approach and beliefs for the purposes of this Plan. These core values collectively provide the context in which the Plan Guiding Policy Principles will be accomplished:

- **Common-sense Approach** – pragmatic; market-driven; competitive; low tax burden; appropriate/simplified regulations only as necessary; strong belief in personal rights and property rights.
- **Fiscal Responsibility** – don’t spend more than you have; spend and invest wisely; take care of what you have; build on what you have; maximize ‘return-on-investment’.
- **Growth-oriented** – innovate; re-invent; diversify; entrepreneurial; positive ‘can-do’ attitude; the future holds hope and promise.
- **Inclusiveness and Connectivity** – easy to get around; social and technological accessibility.
- **Cultural Richness** – visual and performing arts; educational achievement; diversity of cuisine; strong community events and celebrations; philanthropy; community service; value racial diversity; community pride and heritage.
- **Vibrant Neighborhoods** – care about neighbors, value condition of property, take pride in quality of place and where we live.
- **Quality Design** – value public art, attractive and sustainable design, and community aesthetics.

Plan Guiding Policy Principles

The following **Plan Guiding Policy Principles**:

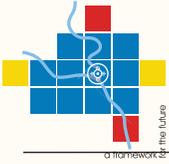
- Represent the overarching themes, aspirations and actions for our community’s future,
- Reflect the 2035 plan vision statement and our core community values,
- Guide future land use policies and the plan element goals and strategies,
- Help set relative priorities at the broadest and highest levels for future investment decisions and funding/expenditure reductions.

1. Support an Innovative, Vibrant and Diverse Economy

Without good jobs and opportunities for all to prosper, our vision and aspirations as a community cannot be achieved.

Core Community Value Elements

Common-sense Approach: Promote an environment of low taxes and reasonable regulation



Fiscal Responsibility: Target economic development investments in areas with the greatest public return

Growth-oriented: Focus on innovation and diversification for start-ups, entrepreneurship and growing existing businesses

Inclusiveness and Connectivity: Improve transportation connections to businesses for employees and customers of all incomes and abilities

Cultural Richness: Encourage a culture of corporate philanthropy and encourage culturally-diverse business areas

Vibrant Neighborhoods: Support neighborhood-scale business development

Quality Design: Utilize aesthetic and cohesive treatments in major business areas to encourage compatibility with adjacent businesses and residential areas

2. Invest in the Quality of Our Community Life

Quality of life is important to both current and future residents of our community and is essential to support job growth and a strong economy.

Core Community Value Elements

Common-sense Approach: Ensure that basic services are delivered efficiently and effectively

Fiscal Responsibility: Make strategic investments in public resources and facilities that will benefit current and future residents

Growth-oriented: Foster quality of life amenities that attract and retain talented workers

Inclusiveness and Connectivity: Provide equitable access to arts, culture and recreation

Cultural Richness: Support broad-based diversity in quality of life opportunities, events and facilities

Vibrant Neighborhoods: Provide safe, active and healthy living environments in all neighborhoods

Quality Design: Make strategic investments in iconic facilities that create a community of distinction

3. Take Better Care of What We Already Have

Maintaining and preserving existing infrastructure and community facilities is a high priority for citizens, supports economic growth and quality of life/place, and makes sound fiscal sense.

Core Community Value Elements

Common-sense Approach: Invest in maintenance first

Fiscal Responsibility: Establish long-term maintenance programs based on asset life-cycle

Growth-oriented: Leverage maintenance investments to promote infill development

Inclusiveness and Connectivity: Take a systems and networks-based approach

Cultural Richness: Re-invest in public facilities and infrastructure throughout our community

Vibrant Neighborhoods: Invest in existing neighborhood stability, redevelopment and growth

Quality Design: Consider life-cycle costs





4 . Make Strategic, Valued-added Investment Decisions

Our limited public resources must be focused on infrastructure and community facility investments that best support the vision for our future. Priority will be given to projects that support economic growth and job diversification, are multi-purposed and have multiple impacts for the greatest benefit to our community.

Core Community Value Elements

Common-sense Approach: Use the comprehensive plan to guide capital improvement programming

Fiscal Responsibility: Ensure that our investments are scale-appropriate and maximize economic and social returns that are measurable

Growth-oriented: Tie major infrastructure investments to economic development

Inclusiveness and Connectivity: Focus major transportation investments on critical community-wide connections

Cultural Richness: Make strategic long-term investments in cultural facilities

Vibrant Neighborhoods: Use multi-faceted and strategic approaches

Quality Design: Use context-sensitive design for infrastructure projects



5 . Provide for Balanced Growth but with Added Focus on Our Established Neighborhoods

Growth can be expected to occur in all parts of our community and should be supported. Established neighborhoods will receive more attention than has been given in previous comprehensive plans in order to promote growth and maintain vibrancy/quality of place.

Core Community Value Elements

Common-sense Approach: Target areas of greatest opportunity

Fiscal Responsibility: Establish a funding mechanism for the additional maintenance costs of existing and new infrastructure

Growth-oriented: Support growth in all areas of our community

Inclusiveness and Connectivity: Promote physical, social and economic accessibility and connectivity for all

Cultural Richness: Enhance existing cultural facilities

Vibrant Neighborhoods: Focus growth in established neighborhoods and encourage infill development programs

Quality Design: Support infill project designs that enhance value in existing neighborhoods





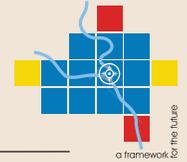
This page intentionally blank.





This page intentionally blank.





Future Land Use Policies

Introduction

The purpose of the Future Land Use Policies is to encourage orderly growth that meets future market demand while considering impacts to taxpayers, developers, the environment, and the community as a whole. These policies reflect the 2035 Plan Vision Statement, Core Community Values, and Plan Guiding Policy Principles and guide future land use through the ongoing comprehensive planning process.

The Future Land Use Policies are comprised of the following *four components* which are described in this section of the Plan:

1. 2035 Urban Growth Areas Map

Depicts anticipated long-term growth patterns for the cities of Sedgwick County. These areas are not prescriptive or binding in nature but serve as a reasonable indication as to where the future efficient and fiscally responsible extension of public infrastructure, services, and corporate limits could occur by 2035.

2. 2035 Wichita Future Growth Concept Map

Depicts the preferred 2035 future growth concept for Wichita. This concept is based upon projected population and employment growth rates, reflects the Plan Guiding Policy Principles, and strategically guides future public investment that supports the growth of Wichita.

3. Locational Guidelines

Provide a framework for decision-making regarding land use changes so as to: encourage patterns of development that efficiently and effectively use land, public infrastructure, and services; strive for compatibility among various land uses; and, promote quality of place through design.

4. Wichita Urban Infill Strategy

Focuses on Wichita's Established Central Area (comprised of the downtown core and the mature neighborhoods surrounding it in a roughly three mile radius)

and 'areas of opportunity' within it that have the most vacant/underutilized parcels where infill development can reverse patterns of abandonment and decline. The strategy provides a framework for addressing: regulatory barriers; infrastructure in need of modernization; neighborhood concerns about different housing types or incompatible uses; difficulties with land assembly and financing; and, preserving areas of stability.

These *four components* constitute the Future Land Use Policies. To ensure needed flexibility in the application of the Future Land Use Policies, it is important to continue to modify land use implementation tools such as the zoning and subdivision regulations to maintain consistency with the Plan as it is amended in the future.

Adopted Neighborhood and Area Plans

Neighborhood and area plans adopted as elements of the Wichita-Sedgwick County Comprehensive Plan will provide additional land use policy guidance as applicable, to supplement the overall guidance provided by the Future Land Use Policies.





1. 2035 Urban Growth Areas Map

(Refer to fold-out map on page 19)

2. 2035 Wichita Future Growth Concept Map

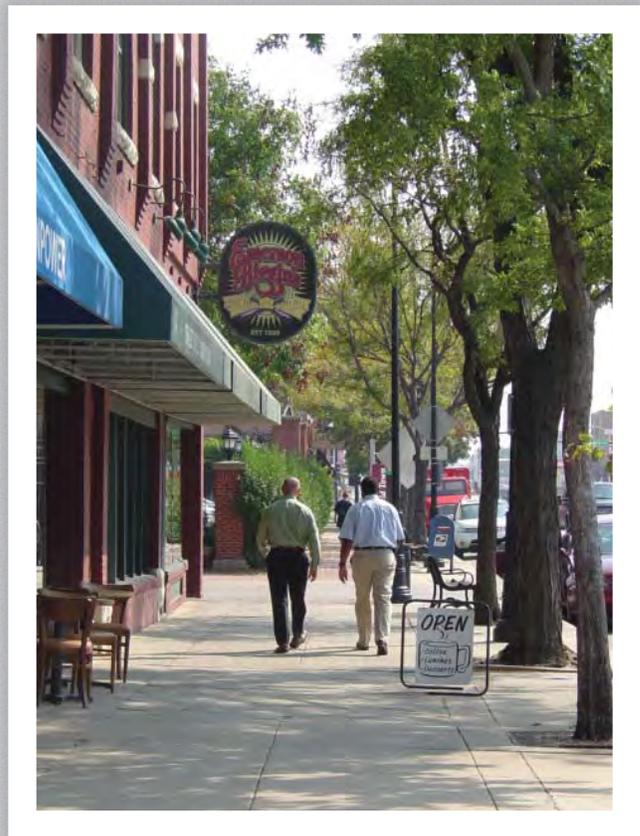
(Refer to fold-out map on page 20) The *2035 Wichita Future Growth Concept Map* visually portrays the goals and policies of the Wichita-Sedgwick County Comprehensive Plan. It generally illustrates anticipated development patterns and provides a generalized guide to future land use, development and rezoning decisions within the City of Wichita and its 2035 urban growth area. The categories shown are intended to provide a generalized guide to land use based upon functional use classifications, rather than by type of facility or type of ownership. The small-scale nature of the map does not allow for detailed assessment on an individual parcel basis. Suitability of future development at the site-specific, facility level needs to be determined based upon existing land uses and zoning, along with the Locational Guidelines and Wichita Urban Infill Strategy, as applicable. Development proposals that do not exactly match these guides but reflect market place demand should be given reasonable consideration, if they do not present extraordinary new public infrastructure or service burdens on the community.

Established Central Area: Comprised of the downtown core and the mature neighborhoods surrounding it in a roughly three mile radius, the Established Central Area is the focus area for the Wichita Urban Infill Strategy.

New Residential: Encompasses areas of land that likely will be developed or redeveloped by 2035 with uses predominately found in the Residential category. Pockets of Major Institutional and Commercial uses likely will be developed within this area as well, based upon market-driven location factors. In certain areas, especially those in proximity to existing industrial uses, highways, rail lines, and airports, pockets of Industrial Uses likely will be developed.

New Employment: Encompasses areas that likely will be developed or redeveloped by 2035 with uses that constitute centers or concentrations of employment primarily in manufacturing, warehousing, distribution, construction, research, technology, business services, or corporate of-

fices. Major shopping centers and office parks likely will be developed within this area as well, based upon market driven location factors. In certain areas, especially those in proximity to existing residential uses, higher density housing and convenience retail centers likely will be developed. In areas where the uses are already established, pockets of industrial uses associated with extraction, processing or refinement of natural resources or recycling of waste materials likely will be developed.



New Residential/Employment Mix: Encompasses areas of land that likely will be developed or redeveloped by 2035 with uses predominately of a mixed nature. Due to the proximity of higher intensity businesses uses, residential housing types within this area likely will be higher density. Due to the proximity of residential uses, employment uses likely will have limited negative impacts associated with noise, hazardous emissions, visual blight, and odor.



2035 Urban Growth Areas Map

(This map is not reflective of any Zoning Areas of Influence in Sedgwick County)

The 2035 Urban Growth Areas Map visually portrays the anticipated growth patterns for the cities of Sedgwick County. Municipal growth patterns that do not exactly match this guide but reflect marketplace demands should be given reasonable consideration, if they do not present extraordinary new public service burdens on the community. It is also important to note that the 2035 urban growth areas depicted are not prescriptive or binding in nature. They serve only as a reasonable indication as to where the future efficient extension of public municipal services and corporate limits could occur by the year 2035.

Small City Urban Growth Areas: Generally located adjacent to existing municipal boundaries, these areas indicate the likely direction and magnitude of growth these communities can expect to experience out to the year 2035. Determination of growth direction and amount is based upon municipal political considerations, anticipated municipal population growth, efficient patterns of municipal growth, current infrastructure limitations, cost effective delivery of future municipal services and environmental factors.

Wichita Urban Growth Area: Areas adjacent to Wichita that are primarily undeveloped but have the potential to be developed by the year 2035, based upon Wichita population growth projections and current market trends. This is the area in which City expansion and extension of municipal services and infrastructure should be focused. Determination of growth direction and amount is based upon municipal political considerations, anticipated population growth, efficient patterns of growth, current infrastructure limitations, cost effective delivery of future municipal services and environmental factors.

Established Central Area: Comprised of the downtown core and the mature neighborhoods surrounding it in a roughly three mile radius, the Established Central Area is the focus area for the Wichita Urban Infill Strategy.

K-96 Special Uses Corridor: Encompasses areas identified in the K-96 Corridor Economic Development Plan that require special land use controls in order to ensure appropriate patterns of commercial redevelopment within the K-96 corridor. The K-96 Corridor Economic Development Plan should be consulted for more specific future land use direction.

Industrial and Improvement Districts and Sedgwick County Park: Encompasses areas within the Wichita Urban Growth Area where various legal agreements have been established to restrict Wichita city limits expansion and provide for shared delivery of municipal services by the City of Wichita, Sedgwick County, and townships.

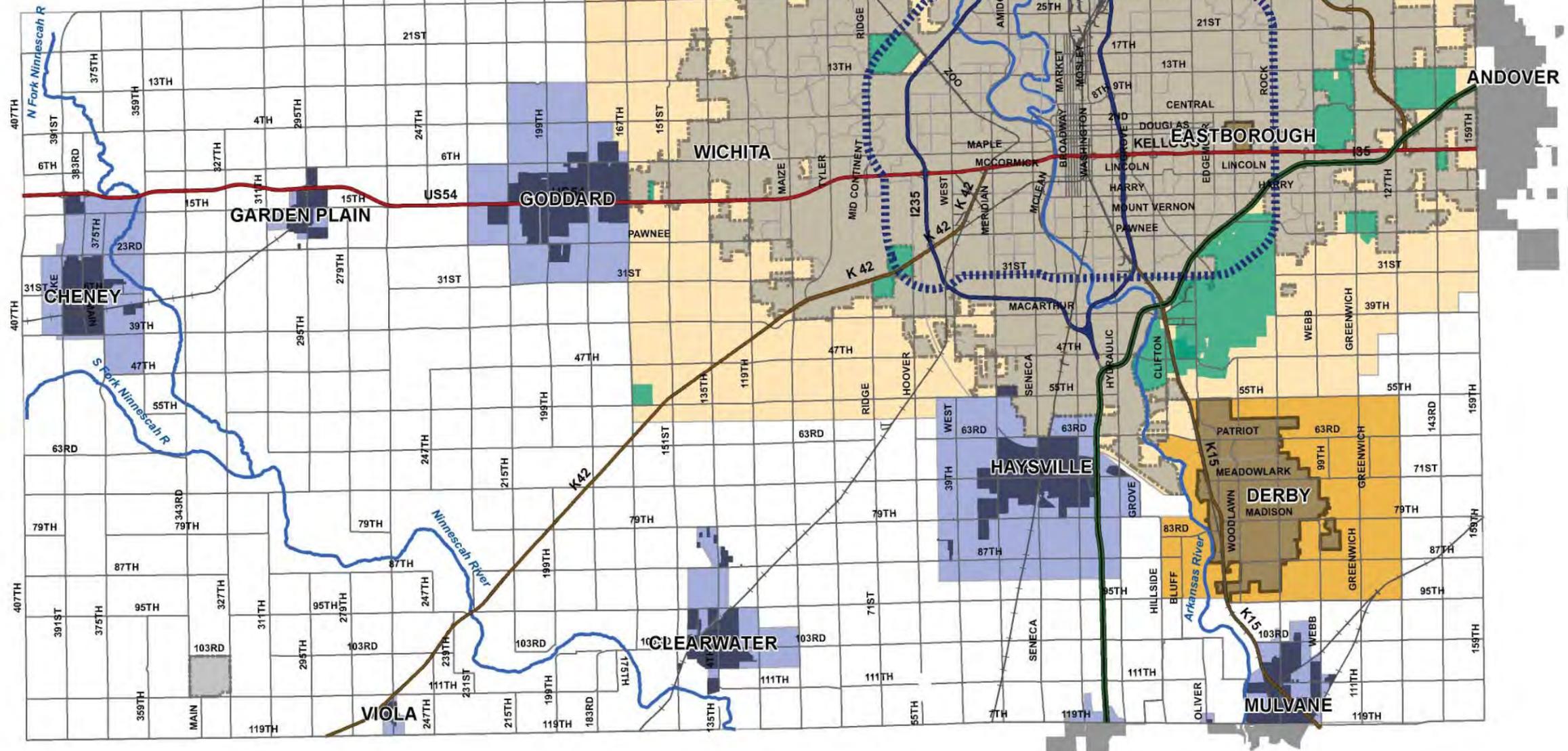
Rural: This category encompasses land outside the 2035 urban growth areas for Wichita and the small cities. Agricultural uses, rural-based businesses, and larger lot residential exurban subdivisions likely will be developed in this area. Such development should occur in accordance with the Urban Fringe Development Standards for Wichita and Sedgwick County.

CommunityInvestmentsPlus



Legend

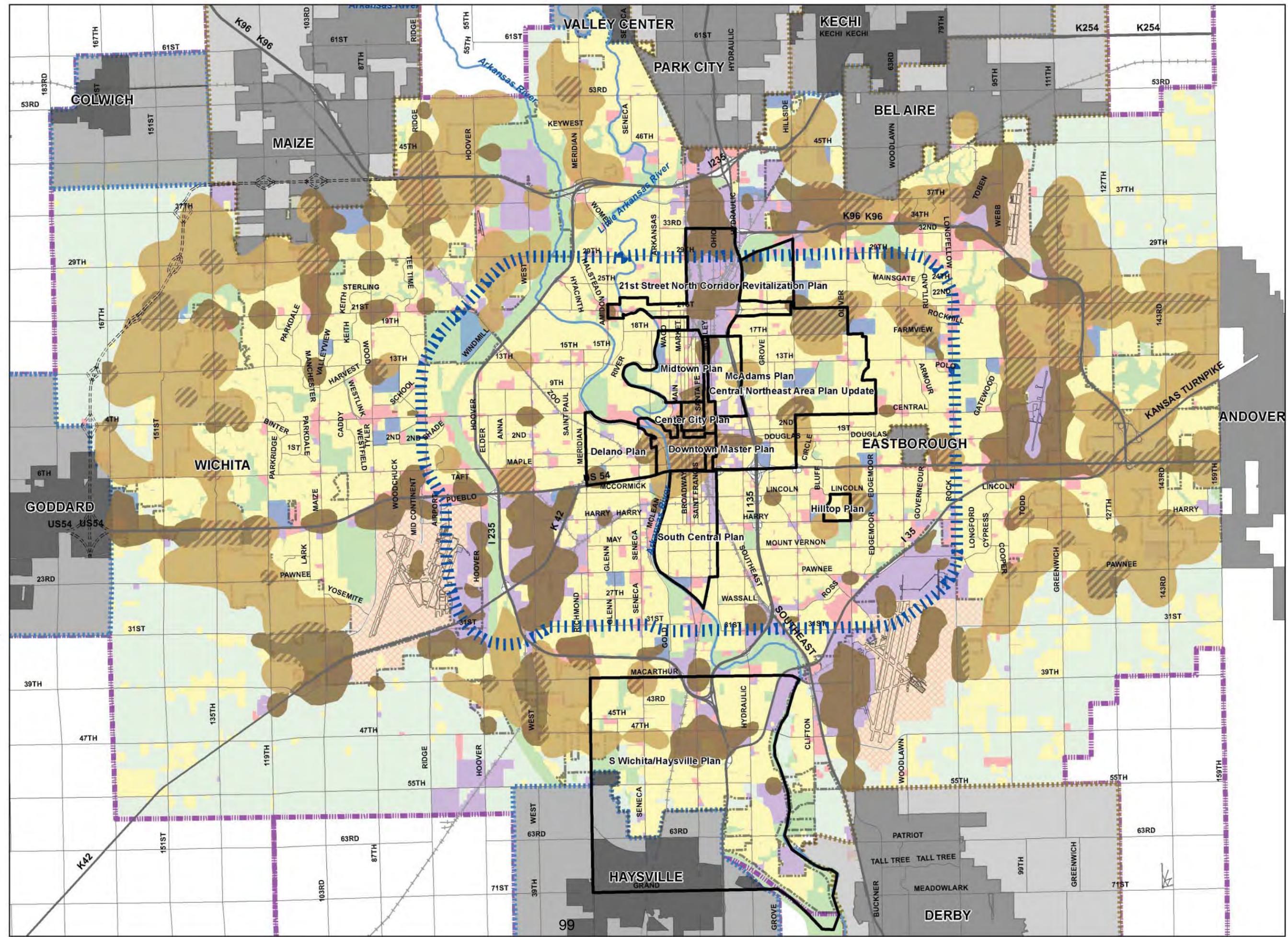
- Established Central Area
- Small City Limits
- Small City Limits
- Wichita City Limits
- Wichita Growth Areas
- Small City Urban Growth Areas
- Small City Urban Growth Areas
- Rural Areas
- K-96 Special Uses Corridor
- Industrial & Improvement Districts and Sedgwick County Park

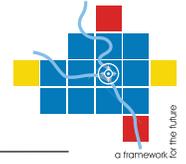




2035 Wichita Future Growth Concept Map

- Legend**
- Established Central Area
 - Northwest Bypass Right-of-Way
 - Residential and Employment Mix
 - New Employment
 - New Residential
 - Small City Limits
 - Small City Limits
 - Wichita City Limits
- Statistical Development Areas**
- Small City Urban Growth Areas
 - Small City Urban Growth Areas
 - Rural Areas
- LAND USE**
- Residential
 - Commercial
 - Industrial
 - Major Air Transportation & Military
 - Parks and Open Space
 - Agricultural or Vacant
 - Major Institutional
 - Neighborhood/Area Plans





Residential: Encompasses areas that reflect the full diversity of residential development densities and types typically found in a large urban municipality. The range of housing densities and types includes, but is not limited to, single-family detached homes, semi-detached homes, zero lot line units, patio homes, duplexes, townhouses, apartments and multi-family units, condominiums, mobile home parks, and special residential accommodations for the elderly (assisted living, congregate care and nursing homes). Elementary and middle schools, churches, playgrounds, small parks and other similar residential-serving uses are located in these areas.

Commercial: Encompasses areas that reflect the full diversity of commercial development intensities and types typically found in a large urban municipality. Convenience retail, restaurants, small offices, and personal service uses are located in close proximity to, and potentially mixed with, Residential Uses. Major destination areas (centers and corridors) containing concentrations of commercial and office uses that have regional market areas and generate high volumes of traffic are located in close proximity to major arterials or highways and typically are buffered from lower density residential areas by higher density housing types.

Industrial: Encompasses areas that reflect the full diversity of industrial development intensities and types typically found in a large urban municipality. Centers or concentrations of manufacturing, warehousing, distribution, construction, research, and technology are located in close proximity to highways and airports and may have rail service. Industrial uses associated with the extraction, processing or refinement of natural resources or recycling of waste materials typically are located along rail lines. Businesses with negative impacts associated with noise, hazardous emissions, visual blight, and odor typically are buffered from Residential Uses by Commercial Uses.

Major Air Transportation & Military: Encompasses areas that are developed with airports, airfields, and military installations. The areas surrounding these areas, particularly immediately in proximity to areas used for take-off and

approach to runways, should be protected from encroachment by uses that are negatively impacted by high levels of noise.

Parks and Open Space: Includes major parks, golf courses, public open space, private development reserves and recreational facilities/corridors (including floodplain, natural drainage channels, easements, abandoned railway corridors, etc.). More detailed maps and policies are contained in the *Wichita Parks, Recreation, and Open Space Plan*.



Agricultural or Vacant: Encompasses areas that are undeveloped or used for agricultural production. Agricultural land is an important natural resource. Pockets of low-density residential uses without the full range of municipal services likely will be developed in areas of the urban fringe that primarily are used for agriculture. Such development should occur in accordance with the *Urban Fringe Development Standards for Wichita and Sedgwick County* and should be developed in a manner that facilitates future connection to municipal services when they become available.

Major Institutional: Includes institutional facilities of a significant size and scale of operation and could include a range of such uses as government facilities, libraries, high schools, colleges, universities, cemeteries, and hospitals.



Neighborhood/Area Plan: Adopted neighborhood and area plans have been designated on the map. These plans should be consulted for specific future land use direction.

3. Locational Guidelines

The Locational Guidelines provide a decision-making framework regarding land use changes. This decision-making framework is comprised of three key elements - **Development Pattern**, **Land Use Compatibility**, and **Design**. These elements encourage patterns of development that efficiently and effectively use land, public infrastructure, and services; strive for compatibility among various land uses; and, promote quality of place through design. Within each of these elements, guidance is provided according to the following geographic areas:

“...strive for compatibility among various land uses; and, promote quality of place through design...”

1. **General** (applicable throughout the entire Plan area)
2. **Established Central Area** (specific to the downtown core and the mature neighborhoods surrounding it in a roughly three mile radius)
3. **Outside Established Central Area** (specific to the remaining incorporated areas of Wichita outside the *Established Central Area*, and also including Wichita’s 2035 Urban Growth Area)
4. **Rural Area** (specific to the unincorporated areas of Sedgwick County located outside the 2035 Urban Growth Areas)

Geographic Area	Development Pattern	Land Use Compatibility	Design
General	p. 22	p. 23	p. 24
Established Central Area	p. 22	p. 24	p. 25
Outside Established Central Area	p. 23	p. 24	p. 25
Rural Area	p. 23	p. 24	p. 25

These Locational Guidelines should be used with a sense of flexibility supplemented by guidance contained in neigh-

borhood and area plans adopted as elements of this Plan; small city comprehensive plans; and other state-of-the-art planning principles and practices as circumstances warrant.

Development Pattern

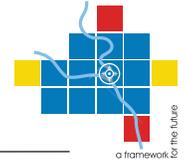
1. General

- a. Development should occur where necessary supporting infrastructure and services exist or are planned for extension concurrently with the development.
- b. Discourage development from occurring in aquifer recharge, flood prone, high ground water, wetland, and unsuitable soil areas.
- c. Major commercial and employment centers should be located at intersections of arterial streets and along highways and commercial corridors.
- d. Industrial uses should be located in areas with good access to highways, rail lines, and airports.
- e. Higher-density residential uses and neighborhood-serving retail and office uses should buffer lower-density residential uses from major commercial and employments centers and industrial uses.
- f. Primary outdoor sales uses should be located along highway corridors or in areas where the uses have already been established.
- g. Support expansion of existing uses to adjacent areas.
- h. Development near primary and secondary gateways identified on the *Priority Enhancement Areas for Wichita Public Infrastructure Projects Map* should be oriented primarily towards destination retail (such as: regional shopping centers, entertainment complexes, national retailers with limited locations) and hospitality.

2. Established Central Area

- a. Encourage infill development that maximizes public investment in existing and planned infrastructure and services.
- b. Promote mixed-use redevelopment of existing commercial centers and along arterial streets.
- c. Promote downtown as the region’s preeminent walk-

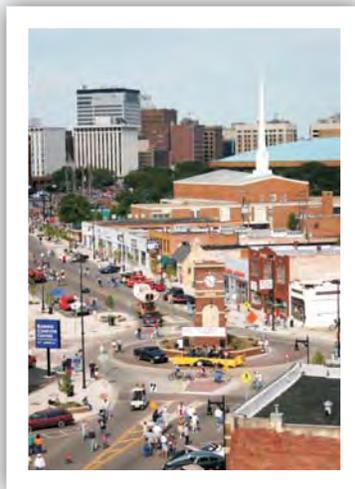




able, mixed-use development area with a focus on office, retail, hospitality, government services, high-density residential, and entertainment, cultural, and civic facilities and activities.

3. Outside Established Central Area

- a. Strip commercial development along arterials should be discouraged except along established commercial corridors and highways.
- b. Major commercial development should be guided to the intersection of two arterial streets.
- c. Small, neighborhood-serving retail and offices uses and high-density residential uses not located at arterial intersections should be limited to the intersection of an arterial and a collector street.
- d. Low-density residential uses should be buffered from commercial and industrial areas by open space, water bodies, changes in topography, or major barriers such as arterial streets or highways.
- e. New development areas separated from existing developed areas by major barriers (such as: highways, railroads, waterways, and airports) or by significant open space or undeveloped areas should be discouraged unless the scale of the development is sufficient to support the cost of extending infrastructure and services in a manner that sup-



ports additional development on surrounding sites.

- f. New development in areas where city growth areas abut should be coordinated among the affected cities, particularly as it relates to street connectivity and land use compatibility.

4. Rural Area

- a. Outside the 2035 Urban Growth Areas, commercial/industrial development should be limited to the following: agricultural-oriented uses; rural home occupations; natural resource dependent; convenience services; highway-oriented services at interchange areas; or uses that need significant buffering from residential areas (to mitigate nuisance or hazard impacts).

- b. Urban-density development is discouraged from locating in rural areas, and rural-density development should be located in accordance to the *Urban Fringe Development Standards for Wichita and Sedgwick County*.

Land Use Compatibility

1. General

- a. Higher-intensity development should be discouraged from locating in areas of existing lower-intensity development, particularly established low-density residential areas.
- b. Industrial and major commercial land uses that generate pollution, odor, noise, light, safety hazards, and high levels of traffic should be located away from residential areas and developed with screening, buffering, and site design features sufficient to mitigate adverse impacts.
- c. Residential development should not encroach upon existing or planned heavy industry, airfields, and military installations.
- d. Manufactured home parks (as distinguished from manufactured home subdivisions) should be located on large



tracts and buffered from lower-density residential areas by physical barriers (e.g., freeways, drainage ways, railway, etc.).

2. Established Central Area

- a. Neighborhood-serving retail and office uses and high-density residential uses can be appropriate along arterial streets on small infill sites near residential uses or through conversions of residential structures if appropriate site design features that limit traffic, noise, lighting, and adverse impacts on surrounding residential are provided and the scale of the development is appropriate for its context.
- b. Accessory dwelling units, duplexes, and small-scale multi-family developments can be appropriate in existing residential areas if appropriate site design limits adverse impacts on surrounding residential uses, the design of the buildings is compatible with existing residences, and the scale of the development is compatible with the intensity of the surrounding area.

3. Outside Established Central Area

- a. Except in mixed-use developments, residential and non-residential development areas generally should be separate and distinct with appropriate screening and buffering to ensure compatibility among land uses while maintaining connectivity among uses.
- b. Mixed-use developments should provide appropriate screening and buffering to ensure compatibility with surrounding lower-intensity land uses while maintaining connectivity among uses.



4. Rural Area

- a. Discourage encroachment of land uses such as residential and recreation that would be negatively impacted by noise, dust, odor, light, and other impacts of agricultural operations into primarily agricultural areas outside the 2035 Urban Growth Areas.
- b. Industrial and commercial uses located in rural areas should be separate and distinct from lower-intensity

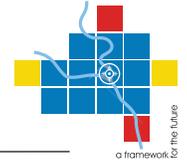
lands uses and should provide appropriate screening and buffering to ensure compatibility among land uses.

Design

1. General

- a. Commercial centers, office parks, and mixed-use developments should be designed with shared internal vehicular and pedestrian circulation, combined signage, coordinated landscaping and building design, and combined ingress/egress locations.
- b. Ingress/egress locations to non-residential uses generally should not access residential streets unless such access will not negatively impact nearby residential areas, except that industrial traffic should not feed directly into local streets in residential areas.
- c. Driveways and intersections along major thoroughfares should be limited to maintain safe and efficient mobility. Medians should be used when appropriate to limit turning conflicts, particularly near arterial intersections. Pedestrian crossings of arterial streets should be provided between arterial intersections.
- d. Except in mixed-use development areas, non-residential uses should provide appropriate screening and buffering from residential uses.
- e. Non-residential uses should have site design features that limit traffic, noise, lighting, and adversely impacts on surrounding residential land uses.
- f. Major commercial and employment centers and institutional and government services should be designed to accommodate convenient transit service, particularly for those with mobility challenges.
- g. Building entrances should be oriented to the street or internal circulation drives that connect to the street and designated pedestrian connections should be provided from building entrances to the street.
- h. Development abutting the targeted arterials, Kellogg freeway, gateways, and landmarks identified on the





Priority Enhancement Areas for Wichita Infrastructure Projects Map should consider the inclusion of site design features that increase the sense of quality of life through emphasis of visual character and aesthetic improvements.

2. Established Central Area

- a. Support development of a variety of lot sizes and housing types.
- b. Buildings are encouraged to be located close to the street with parking areas located beside or behind buildings.
- c. Commercial and mixed-used developments are encouraged to have building entrances, transparent facades, and outdoor patios adjacent to the sidewalk.

3. Outside Established Central Area

- a. Low-density residential lots should not front directly onto arterial streets.
- b. Layout of blocks within neighborhoods should promote direct pedestrian connectivity within in the neighborhood and to adjacent neighborhoods and surrounding commercial centers and institutional uses.

4. Rural Area

- a. Layout of blocks that provide a single point of access to a neighborhood should be discouraged.

4. Wichita Urban Infill Strategy

Infill refers to developing vacant or underutilized land in existing developed areas. By absorbing growth in existing developed areas, residential and employment-based infill development can reduce growth pressure on rural areas; provide for efficient use of land; utilize existing infrastructure and services; and improve the quality of life in areas experiencing abandonment and decline. However, infill development can be inhibited by regulatory barriers, infrastructure in need of modernization, neighborhood concerns about different housing types or incompatible uses, and difficulties with land assembly and financing.

The Wichita Urban Infill Strategy is focused on the Established Central Area – comprised of the downtown core and the mature neighborhoods surrounding it in a roughly three mile radius (see *2035 Wichita Future Growth Concept*

Map). Increased levels of residential infill/redevelopment throughout the Established Central Area will represent 12% of total new dwelling units forecasted for Wichita by 2035 (a threefold increase from current trends).

The strategy focuses on ‘areas of opportunity’ that have the most vacant and underutilized parcels where infill development can reverse patterns of abandonment and decline. The strategy also is intended to preserve ‘areas of stability’ where few vacant and underutilized parcels exist and a pattern of continued reinvestment is evident. Neighborhood and area plans adopted as elements of the Wichita-Sedgwick County Comprehensive Plan will provide additional land use policy guidance as applicable.

Areas of Opportunity

Defining Characteristics: Areas of opportunity are areas in the community where focused efforts on infill development can have the most success. The defining characteristics of areas of opportunity are generally higher than average and increasing:

- Vacant parcels
- Vacancy rates
- Renter-occupied dwelling units
- Structures in fair or worse condition
- Nuisance complaints
- Building demolitions
- Infrastructure below standard





Guiding Principle: Larger-scale, multi-property infill projects should be guided to areas of opportunity to maximize public investment in existing and planned infrastructure and services.

Areas of Stability

Defining Characteristics: Areas of stability are areas in the community where infill development opportunities are limited by the lack of available land. Areas of stability have few vacant parcels and higher than average occupancy rates. A majority of the structures are in average or better condition and owner-occupied. There are few nuisance complaints and building demolitions, and much of the infrastructure is at or above standard.

Guiding Principle: Infill development should be limited to projects on individual or small sites with a scale of development appropriate for its context. Infill projects should complement existing neighborhood development and incorporate site design features that limit traffic, noise, lighting, and adverse impacts on surrounding properties.

Neighborhood Concerns

Issue: Infill development changes a neighborhood. While redevelopment projects can be of the appropriate scale and have the necessary design features to mitigate adverse impacts on surrounding properties, current processes make it difficult for neighborhoods to visualize the proposed changes and have meaningful input into project design.

Strategy: Establish a participatory neighborhood planning program to prepare neighborhood design guidelines for areas of opportunity prior to construction of large-scale, multi-property infill projects. Also develop basic infill development guidelines that would be applicable throughout the Established Central Area.

Regulatory Issues

Issue: Our traditional development regulations are geared toward suburban-scale, auto-oriented development requirements (such as: parking, setbacks, density, landscaping, screening, etc.). To promote greater levels of more

walkable, urban-scale infill projects, regulatory changes are required.

Strategy: Amend development regulations to better encourage by-right infill development projects.

Infrastructure Modernization

Issue: Many of the areas where the opportunity for infill development exist are also the areas with the most sub-standard infrastructure. While infrastructure may be in place, it often cannot support additional development, and the layout and design of the infrastructure often must be changed to support the configuration of infill.

“...infill development projects often do not qualify for conventional financing because the appraised value of a project is less than the cost of development...”

Strategy: Develop and implement a long-range plan for major infrastructure maintenance projects that focuses infrastructure investment in areas of opportunity in a manner supportive of infill development efforts.

Land Assembly and Financing

Issue: Profitable infill development opportunities are difficult to find. Once an area experiences a few successful projects, the remaining available land often increases in value beyond a level at which additional projects can be profitable. Additionally, infill development projects often do not qualify for conventional financing because the appraised value of project is less than the cost of development.

Strategy: Establish a public-private relationship to support infill development through market research, design assistance, and financing opportunities.





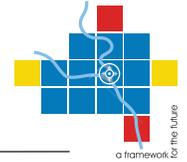
Plan Elements





This page intentionally blank.





Plan Element- Funding and Financing

Plan Context & Perspective - According to Kansas statutes, a specific requirement of a city and county comprehensive plan is to identify major sources and expenditures of public revenue including long range financial plans for the financing of public facilities and capital improvements. For the purposes of this Plan, the term ‘funding’ is used to describe the various sources of revenue available for spending/investing. The term ‘financing’ is used to describe the various means by which funding is leveraged, combined and utilized for spending/investing purposes.

One of the Core Community Values of this Plan is fiscal responsibility. This value embodies the following principles ... don’t spend more than you have; spend and invest wisely; take care of what you have; and maximize the ‘return-on-investment’.

Presently, there is an estimated \$9-10 billion gap over the next 20 years between Wichita’s planned future infrastructure and facility expenditures and its projected revenues. A key challenge of this Plan is how to close that gap over the long-term. Our choices are essentially increasing revenues (through taxes and fees), decreasing expenditures (utilizing alternate approaches or standards; reducing scope and scale of projects; deferring or eliminating projects), and learning to live within the funding and financing resources available to local government.

From a public infrastructure funding and financing perspective, the preferred option of closing the projected expenditure and revenue gap over the long term is to *better align expenditures with available funding and financing resources*. While opportunities to increase revenues may present themselves in the future, there are more opportunities to improve how budget allocations are made for capital improvements.

“...there is an estimated \$9-10 billion gap over the next 20 years between Wichita’s planned future infrastructure and facility expenditures and its projected revenues...”

“...better align expenditures with available funding and financing resources...”

Our Funding and Financing Goals & Strategies

Goal 1 - Close the long-term cost/revenue gap between our planned future infrastructure and facility expenditures and our projected revenues.

Strategies:

- A. Strategically leverage public and private funding where possible.
- B. Decrease project costs through a combination of reduced or alternate project approaches or standards; reduced project scale and scope; and, project deferral or elimination.
- C. Identify long-term maintenance and replacement costs for all capital improvement program projects. Include ongoing maintenance and operations budgets as part of the overall project cost.
- D. Align infrastructure and facility funding to reflect the maintenance and replacement costs associated with that infrastructure or facility.

Goal 2 - Maintain a responsible and appropriate taxing level to address our community’s needs.

Strategies:

- A. Align utility fees, user fees and taxes to reflect the cost of providing facilities and services at standards acceptable to our community.
- B. Align our public infrastructure and facility investments with the willingness of our community to pay for them.

Goal 3- Establish funding priorities which reflect community priorities.

Strategies:

- A. Fund public infrastructure and facilities based upon the following overall ranking of spending and investment priorities:
 1. Maintain and replace what we currently have;
 2. Make enhancements to what we currently have;
 3. Expand our current system of infrastructure and facility assets.
- B. Focus funding on infrastructure and facilities that

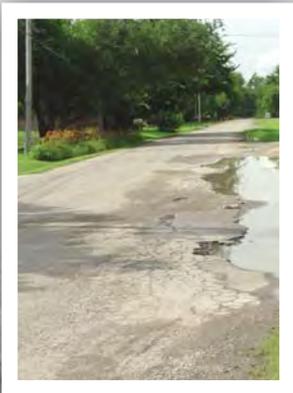


will advance our community quality of life, create a place that will retain future generations, and promote economic growth and job creation.

- C. Focus funding on infrastructure and facilities that will maintain vibrancy, promote growth and secure quality of place in the Established Central Area of Wichita.
- D. Review existing public infrastructure and facility assets to determine those assets which should no longer be retained by the City or County due to duplication/ redundancies with private sector facilities, functional obsolescence, and/or changing community investment priorities.

Plan Element - Transportation

Plan Context & Perspective - The realization of the 2035 Plan Vision Statement is dependent upon our community having a safe, reliable and well-connected transportation



system that strategically supports economic growth and community quality of life. The term “transportation” refers to the movement of goods, people and information. Our transportation infrastructure constitutes a basic yet essential, community-sustaining investment.

Wichita’s freeway and bridge infrastructure are in good condition overall with adequate system

“...additional expenditures are needed to maintain Wichita’s local road system...”

capacity. The County’s road and bridge infrastructure are in very good repair and condition. However, decades of under-investment and deferred maintenance in Wichita’s local road system has required the City to develop an enhanced maintenance strategy for its local road infrastructure. Additional expenditures are needed to maintain Wichita’s local road system.

Decades of under-investment in Wichita’s long-established public transit system have resulted in minimal service levels, low rider-ship and future financial instability. Additional investment in Wichita’s public transit system would be needed in order to achieve the system’s financial stability and retain public transit service.

For Wichita, the level of investment priority over the next 20 years varies across the major transportation infrastructure categories as follows:

- Low priority* - new bypasses
- Low-medium priority* - freeway enhancements
- Medium-high priority* - public transit
- Very high priority* - local streets and bridges

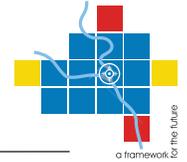
Our Transportation Goals & Strategies

Goal 1 - Preserve and maintain a safe, cost-effective and reliable transportation system that strategically supports the economic growth, vitality and quality of life aspirations of our community.

Strategies:

- A. Develop and implement a transportation asset management system that effectively uses available funds.
- B. Make transportation infrastructure investments, particularly integrated transportation technology enhancements, that support and reflect Wichita’s 2035 Future Growth Concept and Urban Infill Strategy.
- C. Allocate additional funding for the long-term maintenance and replacement of Wichita’s existing local road and bridge infrastructure.





D. Invest in new or existing transportation infrastructure that directly supports additional job growth, especially of an advanced manufacturing or high-tech nature.

Goal 2 - Improve and increase the movement of goods, people and information with better connectivity and mobility options in our community.

Strategies:

- A. Develop and implement a community-wide, public and/or private broadband infrastructure and high-speed internet access plan to support future job and employment growth.
- B. Develop and implement a long-term public transit system plan that reflects the needs of our community.
- C. Improve our community connectivity and safety through the implementation of *Wichita's Bicycle Master Plan* and *Pedestrian Master Plan*, and promoting linkages to surrounding cities in the County.
- D. Coordinate and integrate local transportation infrastructure plans with the Wichita Area Metropolitan Area Organization (WAMPO) long-range regional transportation infrastructure plan.



Plan Element - Water, Sewer & Stormwater

Plan Context & Perspective - The realization of the 2035 Plan Vision Statement is predicated upon our community securing a long-term water supply, and having well-maintained water treatment/distribution, sewer collection/treat-

ment and stormwater/flood management systems. These constitute essential, community-sustaining services. They represent a basic yet essential public investment that supports future job growth and a strong economy.

Decades of under-investment and deferred maintenance in Wichita's water, sewer and stormwater infrastructure requires the City to be aggressive in protecting what assets it already has (especially replacing aging pipe infrastructure) and making future water and sewer facility enhancements to meet required treatment and discharge standards. Additional investment in our community water, sewer and stormwater infrastructure and facilities is necessary ... securing a long-term water supply is critical to the future of our community.

The funding/financing, maintenance, replacement and enhancement of our public water, sewer and stormwater infrastructure and facilities is a *high-very high investment need* for our community over the long term.

Our Water, Sewer and Stormwater Goals & Strategies

Goal 1 - Provide a well-maintained long-term water supply, treatment and distribution system that supports the economic growth, vitality and quality of life aspirations of our community.

Strategies:

- A. Develop and implement Wichita's long-term water supply, treatment and distribution plans to reflect and accommodate Wichita's 2035 Future Growth Concept and Urban Infill Strategy (including long-term population and employment growth projections).
- B. Develop and implement a Wichita water supply funding/financing plan that enables our community to make those investments necessary to secure an affordable, long-term water supply.
- C. Develop and implement a Wichita water funding/financing plan that identifies appropriate water rate adjustments necessary to properly maintain Wichita's water infrastructure over the long-term.

“...securing a long-term water supply is critical to the future of our community...”



land development community, and the rural water districts to identify workable long-term solutions to compensatory and logistical issues associated with continued urban growth and development within the rural water districts in Sedgwick County.

Goal 2 - Provide a well-maintained Wichita sanitary sewer treatment and collection system that supports the economic growth, vitality and quality of life aspirations of our community.

Strategies:

- A. Develop and implement Wichita’s long-term sewer collection and treatment plans to reflect and accommodate Wichita’s 2035 Future Growth Concept and Urban Infill Strategy (including long-term population and employment growth projections).
- B. Develop and implement a Wichita sewer funding/financing plan that identifies appropriate sewer rate adjustments necessary to properly maintain Wichita’s sewer infrastructure over the long-term.
- C. Place a very high investment priority on properly maintaining and replacing Wichita’s aging, existing sewer collection system.

- D. Place a very high investment priority on properly maintaining and replacing Wichita’s aging, existing water distribution system.
- E. Develop and implement a Wichita water conservation and drought-response plan that is relevant to our community’s need and supported by our community.
- F. Create a task force comprised of appropriate representatives from the City of Wichita and other affected cities, the local

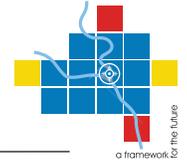
- D. Invest to ensure that Wichita’s sewer collection and treatment infrastructure and facilities meet required standards and long-term community needs.
- E. Ensure that appropriate local regulations are in place that provide for the compatible, long-term co-existence of city water and sewer infrastructure systems with self-contained, independent sewer collection and water distribution systems.

Goal 3 - Provide a well-maintained stormwater management system and approach that adequately serves and protects our community while meeting state and federal mandates.

Strategies:

- A. Develop and implement long-term stormwater management plans that reflect and accommodate Wichita’s 2035 Future Growth Concept and Urban Infill Strategy (including long-term population and employment growth projections), and address county-wide stormwater and flooding issues.
- B. Develop and implement a county-wide stormwater funding/financing plan that will raise sufficient revenues needed to plan and construct stormwater project improvements with regional, county-wide or multi-jurisdiction benefits.
- C. Develop and implement a Wichita stormwater funding/financing plan that determines appropriate ERU (equivalent residential unit) rate adjustments necessary to properly fund the maintenance and repair of Wichita’s stormwater infrastructure over the long-term.

“...invest in maintaining and replacing our aging water and sewer distribution systems...”



- D. Make the investments necessary to properly maintain and replace our existing stormwater infrastructure and facilities.
- E. Maintain and implement stormwater management standards that meet mandated requirements but do not place undue burdens on development or redevelopment.
- F. Integrate park and open space improvements where appropriate and cost-effective as part of stormwater management system infrastructure improvements.

Plan Element - Arts, Culture and Recreation

Plan Context & Perspective - Having a “quality living environment and active, healthy lifestyles with access to arts, culture and recreation” is specifically referenced in the 2035 Plan Vision Statement. One of the five Plan Guiding Policy Principles is to Invest in the Quality of Our Community Life. It is evident that community quality of life investments are important to residents of our community and are an essential means of supporting future job growth and a strong economy.

Arts, culture and recreation quality of life investments refer to capital, maintenance and operational spending in the general categories of parks and open space; recreation facilities; libraries; and, arts, culture and entertainment. From a public infrastructure perspective, appropriately funding, maintaining and expanding our arts, culture and recreation quality of life investments is an overall *medium-high priority investment need* for our community over the long term.

Our Arts, Culture and Recreation Goals & Strategies

Goal 1 - Improve quality of life and healthy lifestyles for all through an accessible system of premier arts, culture, library, recreation and open space facilities.

Strategies:

- A. Review and update the *Wichita Parks, Recreation and Open Space Plan* to ensure that future planned parks/open space and recreation facility investments (capital, maintenance, operations) strategically integrate with

County regional parks and open space investments, and remain consistent with our community priorities and willingness to pay.

- B. Develop and implement a joint City/County integrated cultural arts/quality of life facilities investment plan to achieve better planning, coordination, integration and maximization of City and County quality of life community investments.



- C. Utilize relationships with private and not-for-profit organizations and secure dedicated funding sources for the construction, maintenance and operation of our quality of life investments (includes park/open space, recreation, library and cultural arts facilities).
- D. Employ best management practices/systems to properly maintain our existing quality of life facilities.
- E. Review and update the Wichita Public Library System Master Plan to ensure our city-wide system of library facilities and associated technologies remain relevant to the evolving library needs of our community.
- F. Develop and implement a “built environment” strategic plan that better promotes healthy community lifestyles, neighborhood and community connectivity, resource conservation, protecting the City’s urban forest in public spaces, and multiple-use integration of our parks, open space and stormwater management systems.
- G. Establish a task force to identify opportunity areas and regulatory adjustments necessary to support agritourism in the unincorporated areas of Sedgwick County.

“...quality of life investments are important to residents of our community...”





Plan Element - Public Safety

Plan Context & Perspective - Having a “safe community” is specifically referenced in the 2035 Plan Vision Statement. From a public infrastructure perspective, appropriately maintaining and expanding our fire, police and EMS facilities is a *high priority investment need* for our community over the long term.

Our Public Safety Goals & Strategies

Goal 1 - Provide efficient and effective police, fire and EMS public safety service facilities that meet current and future community needs.

Strategies:

- A. Identify opportunities for collaborative partnerships, joint-funding and joint-use agreements, and sharing of facilities between public safety government agencies.
- B. Evaluate the merits of City/County public safety services consolidation as an option to provide for more

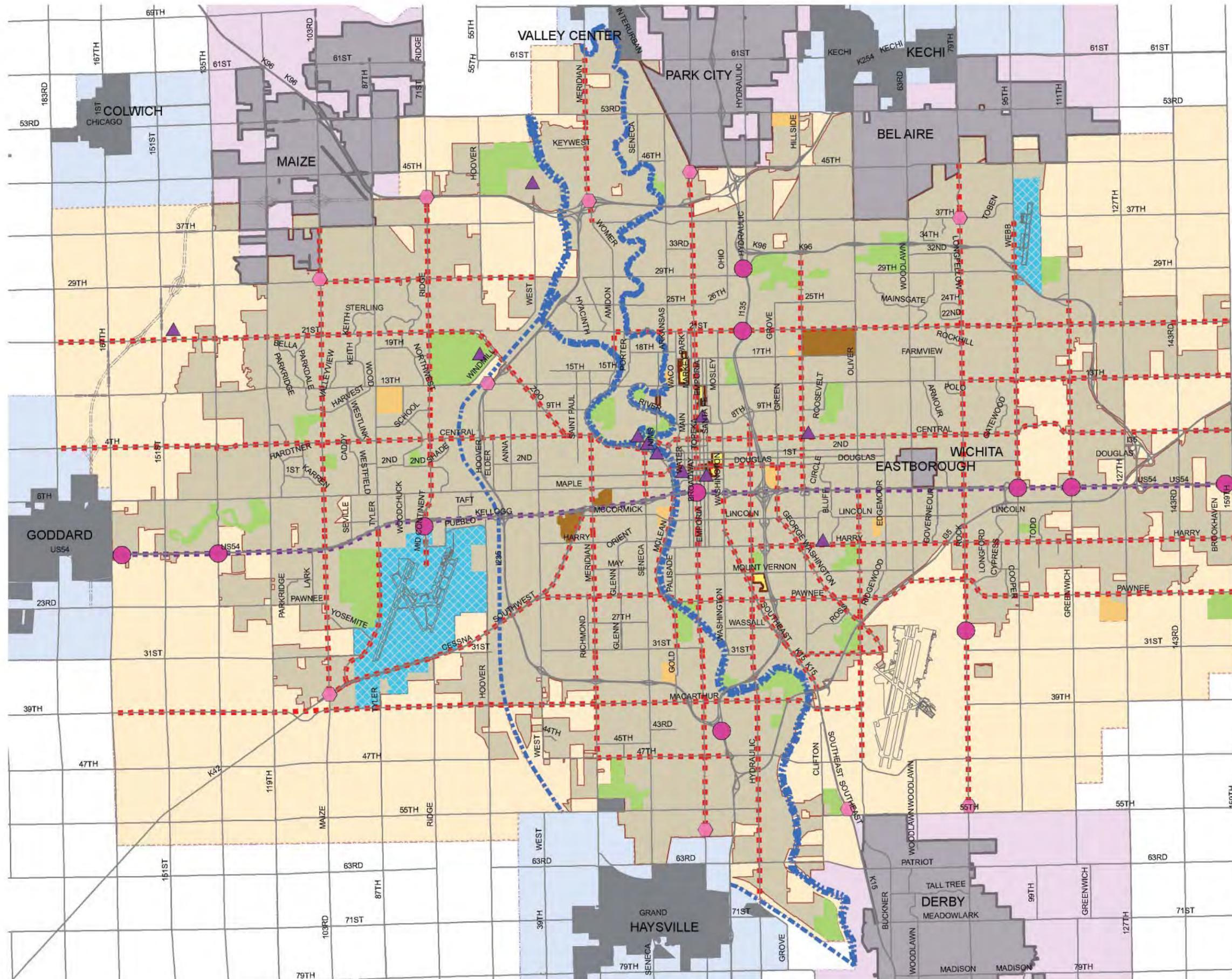
coordinated and cost-effective public safety facility operations and service delivery.

- C. Ensure that service and facility planning for police, fire and EMS service delivery addresses current and future community needs, adapts to future patterns of growth, and supports neighborhood-based safety initiatives within the City of Wichita.
- D. Establish performance measures that evaluate functional relevancy, need and effective utilization of our public safety service facilities.

“...maintaining and expanding our fire, police, and EMS facilities is a high priority investment need...”



Priority Enhancement Areas for Wichita Public Infrastructure Projects



- Legend**
- Corridors**
- Targeted Arterials
 - Kellogg
 - Proposed Northwest Bypass Corridor
 - Big Arkansas River
 - Little Arkansas River
 - Big Ditch Flood Control
- Gateways & Landmarks**
- Wichita Primary Gateway
 - Wichita Secondary Gateway
 - Landmark/Regional Destination
 - Historic Districts
 - Universities
 - High School Sites
 - Publicly Operated Airports
 - Wichita Area Parks Over 30 Acres
- City Limits**
- Wichita City Limits
 - Small City Limits
 - Small City Limits
 - Wichita 2035 Growth Areas
 - Small City 2035 Urban Growth Areas
 - Small City 2035 Urban Growth Areas
 - Rural Areas

Intent and Purpose:

This map replaces the 1993 Visual Form map and is intended to foster efforts to improve community perception and increase the sense of quality of life in Wichita through emphasis of the visual character of public facilities and open spaces.

Its purpose is to help the City with prioritizing City of Wichita public works projects along specified corridors, at gateways, and at other selected locations for aesthetic improvements including landscaping, public art, and other visual enhancements to public facilities and rights-of-way.





Plan Implementation





This page intentionally blank.





Plan Implementation

Part 1. Infrastructure Investment Decision-making Framework

Plan Context & Perspective - The infrastructure investment decision-making framework is a tool to systematically guide future public spending in a manner that supports community priorities, reflects willingness to pay, and is coordinated with market-driven growth. This framework is also intended to help close the gap over the next 20 years between our forecasted revenues and the costs of our proposed capital project needs and wants associated with the 2035 Wichita Future Growth Concept. The forecasted revenues and proposed capital project costs have been aggregated and summarized below for planning-level purposes:

Project Costs

▪ Maintaining and replacing existing infrastructure	\$4.9 billion
▪ Making enhancements to what we currently have	\$6.4 billion
▪ Expanding our current system of infrastructure & facilities	\$2.1 billion
Total	\$13.4 billion

Forecasted Revenues

Total	\$3.9 billion
<i>Projected Gap</i>	<i>\$9.5 billion</i>

The infrastructure investment decision-making framework is comprised of various components, criteria and considerations. This framework is intended to encourage long-term continuity and best practices for decision-makers as they implement the Guiding Principles, Goals and Strategies set forth in this Plan, for the intent of ...

- Promoting economic growth and job creation
- Advancing community quality of life and safety
- Creating a community that will attract and retain future generations

For the purposes of this Plan, the term 'spending/investing' is used to describe *where* and for *what purposes* funding and financing will be utilized. The term 'decision-making' is the process of deciding *how* to spend/invest.

The Framework ...

The components and accompanying criteria listed below represent different levels of evaluation for both new and replacement infrastructure and facility projects. There will be interplay between these three levels of evaluation during the project decision-making process.

Level 1 Evaluation - Detailed Project Analysis

(determining individual project merits)

- To what extent is this project right for our community in terms of:
 - a) Scope and scale (cost effectiveness)
 - b) Timing
- Is this project recommended in a plan approved or endorsed by the City Council or the County Board of Commissioners?
- To what extent does this project build upon prior investments or generate multiple benefits to our community?



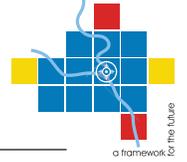
- Is there a legal mandate or requirement to do this project?
- To what extent does this project reduce or offset costs to the community?
- Project economic and quality of life assessments – will this project:
 - a) Increase wealth for our local economy
 - b) Generate job growth for our community
 - c) Secure or protect important natural resources (soil, water and air quality)
 - d) Retain current residents and attract future residents - help create a community that is desirable and attractive to future generations
- Is this a project that impacts infrastructure or facility assets that should no longer be retained by the City or County due to duplication/redundancies with private sector facilities, functional obsolescence, and/or changing community investment priorities?
- Project funding and financing assessments:
 - a) How will this project be funded and financed
 - b) Is this project identified for funding in the Capital Improvement Program for Wichita or Sedgwick County
 - c) What is the project's impact on the City of Wichita or Sedgwick County budget
 - d) Have sufficient operating and maintenance funds been secured for this project once construction is completed
 - e) Has a benefit/cost or 'return-on-investment' analysis been done for this project
 - f) What are the 'trade-offs' if this project is approved (e.g. what other projects do not get built, or are deferred or reduced in scope)

Level 2 Evaluation - Project Selection & Funding

(determining project priorities)

- To what extent is this project consistent with the five Plan Guiding Policy Principles:
 1. *Support an Innovative, Vibrant and Diverse Economy*
 2. *Invest in the Quality of Our Community Life*
 3. *Take Better Care of What We Already Have*
 4. *Make Strategic, Value-added Investment Decisions*
 5. *Provide for Balanced Growth but with Added Focus on Existing Neighborhoods*
- What is the priority of this project in relation to the 'Infrastructure & Facility Investment Category Priorities':
 - Priority 1 - Maintain and replace what we currently have*
 - Priority 2 - Make enhancements to what we currently have*
 - Priority 3 - Expand our current system of infrastructure and facility assets*





- To what extent is this project consistent with the Plan Element Goals for:
 - * Public Safety
 - * Transportation
 - * Water, Sewer, Stormwater
 - * Arts, Culture, Recreation
 - * Funding and Financing
- Does this project allocate funding to those categories of infrastructure that have the highest need for additional investment?

Level 3 Evaluation - Capital Improvement Programming

(appropriate project timing, phasing & sequencing)

- To what extent do the capital projects programmed for Wichita or Sedgwick County reflect the project initiation and completion sequencing principles of: 'plan', 'design', 'fund/finance', 'construct'?
- To what extent are the capital projects programmed for funding over the next three to five years properly and logically timed, coordinated and integrated (geographically and fiscally)?
- To what extent are the capital projects programmed for funding critically and strategically timed and synchronized with external mandates and/or external funding and financing considerations?
- To what extent are the capital projects coordinated with market-driven development?





Part 2. Plan Monitoring, Review and Amendment

Plan Context & Perspective - In a new era of social and economic uncertainty, it is imperative that a systematic and ongoing approach be developed to monitor change and to review and evaluate this Plan. This will allow the Plan to be adjusted and updated annually as necessary so as to remain relevant and appropriate for our community. The ultimate measure of the Plan's success is whether it helps our community to become what we wish it to be over the next 20 years.

a) Plan Monitoring Approach

2035 Plan Vision Statement - Reflects Desired Plan Outcomes:

- > Global center of advanced manufacturing and high-tech industries
- > Premier regional service, education and retail center
- > Affordable housing opportunities
- > Vibrant neighborhoods
- > Active, healthy lifestyles
- > Safe community

Plan Guiding Policy Principles - Represent Key Areas to Measure Plan Performance:

1. Support an Innovative, Vibrant and Diverse Economy.

Hi-tech, advanced manufacturing and business start-up job-growth indicators

a) Center for Economic Development and Business Research data:

- Bureau of Labor Statistics
- County Business Patterns
- GDP data (total and per capita growth rates)
- Small Business Innovation Research Grants
- Small Business Technical Transformation Grants

b) Greater Wichita Economic Development Coalition data:

- Annual projects announcement report data

Regional service, education and retail job growth indicators

a) Center for Economic Development and Business Research data:

- Bureau of Labor Statistics

- County Business Patterns

b) GWEDC data:

- Annual projects announcement report data

c) American Community Survey data:

- Annual education attainment levels for Wichita and Sedgwick County

Economic opportunities & growth indicators

a) National Citizen Survey Benchmark Results for Wichita*

- 'Wichita average rating' & 'comparison to benchmark' for the following survey questions:

- Employment opportunities
- Shopping opportunities
- Economic development services
- Educational opportunities
- Wichita as a place to work

b) American Community Survey data:

- Annual median income for Wichita and Sedgwick County
- Annual percentage change in the 25-40 age cohort for Wichita and Sedgwick County
- Wichita and Sedgwick County unemployment rates

2. Invest in the Quality of Our Community Life.

Quality of life indicators

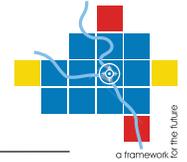
a) National Citizen Survey Benchmark Results for Wichita*

- 'Wichita average rating' & 'comparison to benchmark' for the following survey questions:

- Overall quality of life in Wichita
- Sense of community
- Your neighborhood as a place to live
- Wichita as a place to live
- Wichita as a place to raise kids
- Wichita as a place to retire
- Recommend living in Wichita
- Will remain in Wichita for the next five years
- Opportunities to attend cultural activities
- Air quality
- Public safety – violent crimes
- Public safety – property crimes

*assumes continued future participation





3. Take Better Care of What We Already Have.

Plan Element: Public Safety

Building Facility Condition Indicators

- a) Wichita Public Works and Utilities Dept. (under development)
 - Building asset value (\$ million)
 - Building remaining service life (sq. footage yrs.)
 - Buildings with no remaining service life (sq. footage)
- b) Sedgwick County Information & Operations - Facilities Division
 - Building roof useful life remaining
 - Building HVAC useful life remaining

Plan Element: Transportation

Street and Bridge Infrastructure Condition Indicators

- a) Wichita Public Works and Utilities Dept. (under development)
 - Paved road network service value (\$ million)
 - Paved road network remaining service life (lane mile yrs.)
 - Paved road lane miles with no remaining service life (lane miles)
 - Bridge network service value (\$ million)
 - Bridge network remaining service life (lane mile yrs.)
 - Bridge network remaining service life (lane miles)
- b) Sedgwick County Public Works Division
 - Percentage of paved lane miles receiving preventative maintenance
 - Percentage of all lane miles with permanent pavement
 - Percentage of all lane miles with temporary pavement
 - Bridge average sufficiency rating (scale of 0 to 100)
 - Bridge percentage of inventory with sufficiency rating below 50
 - Number of bridges requiring special inspections
- c) National Citizen Survey Benchmark Results for Wichita* - 'Wichita average rating' & 'comparison to benchmark' for the following survey questions:
 - County Business Patterns
 - Street repair
 - Sidewalk maintenance

- Ease of car travel
- Ease of bus travel
- Ease of bicycle travel
- Ease of walking

Plan Element: Water, Sewer, Stormwater

Water, Sewer and Stormwater Infrastructure Condition Indicators

- a) Wichita Public Works and Utilities Dept. (under development)
 - Water, sewer, stormwater line and main network service value (\$ million)
 - Water, sewer, stormwater line and main network remaining service life (pipe inches/feet yrs.)
 - Water, sewer, stormwater line and main network with no remaining service life (pipe inches/feet)
 - Long-term water supply (mg/day/years)
 - Water treatment plant asset value (\$ million)
 - Water treatment plant capacity (million gallons/day years)
 - Wastewater treatment plant asset value (\$ million)
 - Wastewater treatment plant capacity (million gallons/day years)
- b) Sedgwick County Public Works Division
 - Number of homes and businesses in the 100 year floodplain
- c) National Citizen Survey Benchmark Results for Wichita* - 'Wichita average rating' & 'comparison to benchmark' for the following survey questions:
 - Sewer services
 - Drinking water
 - Storm drainage

Plan Element: Arts, Culture, Recreation

Building Facility Condition Indicators

- a) Wichita Public Works and Utilities Dept. (under development)
 - Building asset value (\$ million)
 - Building remaining service life (sq. footage yrs.)
 - Buildings with no remaining service life (sq. footage)

*assumes continued future participation





b) Sedgwick County Information & Operations - Facilities Division

- Building roof useful life remaining
- Building HVAC useful life remaining

c) National Citizen Survey Benchmark Results for Wichita* - 'Wichita average rating' & 'comparison to benchmark' for the following survey questions:

- Recreation opportunities
- City park services
- City recreation center facilities
- Public library services

4. Make Strategic, Value-added Investment Decisions.

Key Value-added Investment Indicators

a) National Citizen Survey Benchmark Results for Wichita 'Wichita average rating' & 'comparison to benchmark' for the following survey questions:

- Value of services for the taxes paid to Wichita

b) Metropolitan Area Planning Department (MAPD), Wichita and Sedgwick County Finance Departments

- An annual report prepared by MAPD with input from the City and County Finance Departments and a survey of the Metropolitan Area Planning Commission (MAPC) members that assesses the consistency level of capital projects funded in the city and county capital improvement programs with the investment decision-making framework components and criteria set forth in the Community Investments Plan.

5. Provide for Balanced Growth but with Added Focus on Our Established Neighborhoods.

Key Resource Allocation Indicators

a) Wichita Finance Dept.

- % of total annual capital investments in infrastructure/facilities projects located within and/or benefiting Wichita's Established Central Area and the Suburban Area

Key Growth Indicators

a) American Community Survey

- Annual net population growth in Sedgwick County, Wichita and the Established Central Area

b) County Appraiser's Office

- Annual number of net new dwelling units in Sedgwick County, Wichita and the Established Central Area
- Annual net new commercial square footage in Sedgwick County, Wichita and the Established Central Area

b) Plan Review & Amendment

- Prepare an annual plan monitoring report containing a summary of the key performance indicators data associated with the five Plan Guiding Principles. The report would also document progress on the implementing the Plan Element Goals and Strategies
- Review the annual monitoring report with City and County Department Heads, the Advance Plans Committee, the MAPC as well as the Wichita City Council and the Board of Sedgwick County Commissioners
- Prepare list of recommendations regarding any appropriate Plan amendments
- Staff initiative Plan amendments as appropriate for consideration by the MAPC

*assumes continued future participation



Attachment

**Sedgwick County Commissioners Recommended Plan Changes,
November 4, 2015**

In 1985, Sedgwick County voters approved a countywide one-cent sales tax to help maintain or construct road projects as well as reduce property tax. The one-cent sales tax revenue distribution formula is determined by statute and is based on local jurisdiction property tax mill levy rates as well as population. It is imperative that this revenue stream remain and that it continues to be distributed as it has been since 1985. Sedgwick County funds portions of the Kellogg improvement project among other road projects but also funds agencies and services to the benefit of all Sedgwick County citizens.

I WOULD SUGGEST THE LANGUAGE BE PLACED UNDER:

Pg. 3 under: **Setting Our Public Infrastructure Investment Priorities**

and

Pg. 39 under: **Infrastructure Investment Decision-making Framework**

**Submission from
Commissioner Jim Howell**

Suggested Changes

Submission from
Commissioner Richard Ranzau

Plan Introduction and Overview

Plan Introduction

Why This Plan

The State of Kansas requires cities and counties to have a comprehensive plan in order to exercise authorized development reviews, and to guide spending decisions on public infrastructure and facilities have joint subdivision regulations.

The current joint comprehensive plan for Wichita and Sedgwick County dates back to 1993. A new plan is needed in an era of diminishing revenues and fiscal constraint.

A new joint comprehensive plan is needed to guide the future growth, development and public infrastructure investment decisions of Wichita and Sedgwick County (our community) over the next 20 years. Accordingly, this new plan is called the Community Investments Plan ... a framework for the future.

This Plan will better guide the long-term capital improvement programs for Wichita and Sedgwick County in the overall Plan context of:

- Promoting economic growth and job creation

- ~~Advancing community quality of life and safety~~
- ~~Creating a community that will attract and retain future generations~~

Setting Our Public Infrastructure Investment Priorities

Over many decades, investment in public infrastructure has shaped our community's economy and quality of life. This investment has also influenced private investment decisions in Wichita and Sedgwick County.

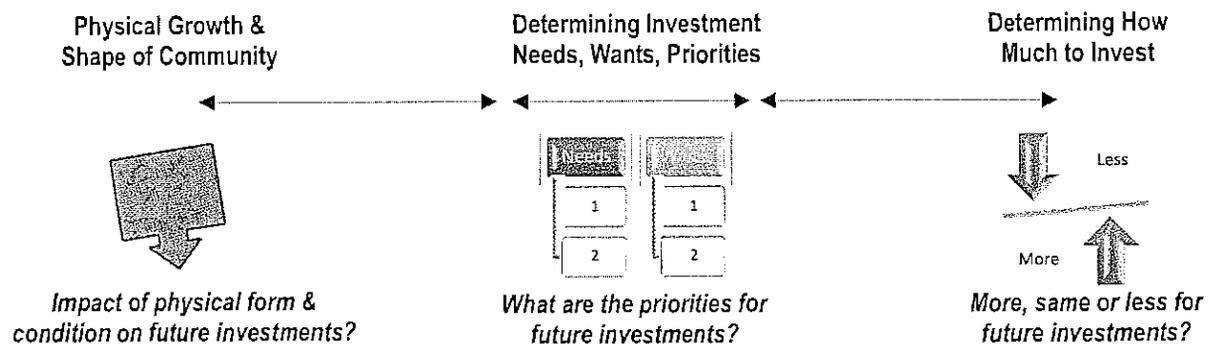
Current and future generations in Wichita and Sedgwick County will live with the infrastructure investment decisions we make today, just as we live with those decisions of past generations.

The primary public infrastructure investment challenges our community faces over the next 20 years are determining:

- How best for the City of Wichita to grow
- How much and where best to spend or not spend in terms of future City and County public infrastructure and facility investment
- How to close the long-term gap between our future investment needs and wants and our projected revenues (ability to pay)

The following graphic illustrates three key inter-related elements that ultimately shape our public infrastructure and facility investment decisions.

Community Investment Plan Development - Key Interrelated Elements



Developing the Plan

Future Land Use Policies

Introduction

~~The purpose of the Future Land Use Policies is to encourage orderly growth that is market driven and protects individual property rights. Everything contained herein should only be used as a “guide” and should never be viewed as the “Bible”. Protecting individual property rights and providing market driven growth must be paramount. meets future market demand while considering impacts to taxpayers, developers, the environment, and the community as a whole. These policies reflect the 2035 Plan Vision Statement, Core Community Values, and Plan Guiding Policy Principles and guide future land use through the ongoing comprehensive planning process.~~

The Future Land Use Policies are comprised of the following *four components* which are described in this section of the Plan:

C. Focus funding on infrastructure and facilities that will maintain vibrancy, promote growth and secure quality of place in the Established Central Area of Wichita.

D. Review existing public infrastructure and facility assets to determine those assets which should no longer be retained by the City or County due to duplication/redundancies with private sector facilities, functional obsolescence, and/or changing community investment priorities.

Plan Element -

Transportation

Plan Context & Perspective - The realization of the 2035 Plan Vision Statement is dependent upon our community having a safe, reliable and well-connected transportation system that strategically supports economic growth and community quality of life. The term "transportation" refers to the movement of goods, people and information. Our transportation infrastructure constitutes a basic yet essential, community-sustaining investment.

Wichita's freeway and bridge infrastructure are in good condition overall with adequate system capacity. The County's road and bridge infrastructure are in very good repair and condition. However, decades of under-investment and deferred maintenance in Wichita's local road system has required the City to develop an enhanced maintenance strategy for its local road infrastructure. Additional expenditures are needed to maintain Wichita's local road system.

~~Decades of under-investment in Wichita's long-established public transit system have~~ has resulted in minimal service levels, low ridership and future financial instability. Elected officials should be prepared to make important and necessary changes even if they are unpopular. Modifications should be made so that the public transit system can be operated with existing funding sources. Funding from road and bridge projects should not be diverted to provide additional funding for public transit nor should tax increases be sought for this purpose. Serious consideration should be given to privatizing the public transit system. Expanding the current system into a regional transit system would be costly, inefficient, and imprudent.

~~Additional investment in Wichita's public transit system would be needed in order to achieve the system's financial stability and retain public transit service.~~

For Wichita, the level of investment priority over the next 20 years varies across the major transportation infrastructure categories as follows:

Low priority - ~~new bypasses~~ public transit

Low-medium priority - ~~freeway enhancements~~ - new bypasses

Medium-high priority - ~~public transit~~ free way enhancements

Very high priority - local streets and bridges

Our Transportation Goals & Strategies

Goal 1 - Preserve and maintain a safe, cost-effective and reliable transportation system that strategically supports the economic growth, vitality and quality of life aspirations of our community.

Strategies:

- A. Develop and implement a transportation asset management system that effectively uses available funds.
- B. Make transportation infrastructure investments, particularly integrated transportation technology enhancements, that support and reflect Wichita's 2035 Future Growth Concept and Urban Infill Strategy.
- C. Allocate additional funding (without any tax increase) for the long-term maintenance and replacement of Wichita's existing local road and bridge infrastructure.
- D. Invest in new or existing transportation infrastructure that directly supports additional job growth, especially of an advanced manufacturing or high-tech nature.

Goal 2 - ~~Improve and increase the movement of goods, and people and information with better connectivity and mobility options in our community.~~

Strategies:

- A. ~~Develop and implement a community wide, public and/or private broadband infrastructure and high speed internet access plan to support future job and employment growth.~~
- B. Develop and implement a long-term public transit system plan that reflects the realistic needs of our community and fits within current funding constraints.
- C. ~~Improve our community connectivity and safety through the implementation of *Wichita's Bicycle Master Plan and Pedestrian Master Plan*, and promoting linkages to surrounding cities in the County. Note: Walking and bicycling are certainly good~~

forms of exercise and recreation. However, given the regional climate and dispersed community development they are not viable transportation options and therefore should not be considered part of the transportation system.

- D. Coordinate and integrate local transportation infrastructure plans with the Wichita Area Metropolitan Area Organization (WAMPO) long-range regional transportation infrastructure plan.

Plan Element -

Water, Sewer & Stormwater

Plan Context & Perspective - The realization of the 2035 Plan Vision Statement is predicated upon our community securing a long-term water supply, and having well-maintained water treatment/distribution, sewer collection/treatment and stormwater/flood management systems. These constitute essential, community-sustaining services. They represent a basic yet essential public investment that supports future job growth and a strong economy.

Decades of under-investment and deferred maintenance in Wichita's water, sewer and stormwater infrastructure requires the City to be aggressive in protecting what assets it already has (especially replacing aging pipe infrastructure) and making future water and sewer facility enhancements to meet required treatment and discharge standards. Additional investment in our community water, sewer and stormwater infrastructure and facilities is necessary ... securing a long-term water supply is critical to the future of our community.

The funding/financing, maintenance, replacement and enhancement of our public water, sewer and stormwater infrastructure and facilities is a *high-very high investment need* for our community over the long term.

Our Water, Sewer and Stormwater Goals & Strategies

Goal 1 - Provide a well-maintained long-term water supply, treatment and distribution system that supports the economic growth, vitality and quality of life aspirations of our community.

Strategies:

Plan Context & Perspective - Having a “quality living environment and active, healthy lifestyles with access to arts, culture and recreation” is specifically referenced in the 2035 Plan Vision Statement. One of the five Plan Guiding Policy Principles is to Invest in the Quality of Our Community Life. It is evident that community quality of life investments are important to residents of our community and are an essential means of supporting future job growth and a strong economy.

Arts, culture and recreation quality of life investments refer to capital, maintenance and operational spending in the general categories of parks and open space; recreation facilities; libraries; and, arts, culture and entertainment. From a public infrastructure perspective, appropriately funding, maintaining and expanding our arts, culture and recreation quality of life investments is an overall *medium-high priority investment need* for our community over the long term.

Our Arts, Culture and Recreation Goals & Strategies

Goal 1 - Improve quality of life and healthy lifestyles for all through an accessible system of premier arts, culture, library, recreation and open space facilities.

Strategies:

- A. Review and update the *Wichita Parks, Recreation and Open Space Plan* to ensure that future planned parks/open space and recreation facility investments (capital, maintenance, operations) strategically integrate with County regional parks and open space investments, and remain consistent with our community priorities and willingness to pay.
- ~~B. Develop and implement a joint City/County integrated cultural arts/quality of life facilities investment plan to achieve better planning, coordination, integration and maximization of City and County quality of life community investments.~~
- C. Utilize relationships with private and not-for-profit organizations and secure dedicated funding sources for the construction, maintenance and operation of our quality of life investments (includes park/open space, recreation, library and cultural arts facilities).
- D. Employ best management practices/systems to properly maintain our existing quality of life facilities.
- E. Review and update the Wichita Public Library System Master Plan to ensure our city-wide system of library facilities and associated technologies remain relevant to the evolving library needs of our community.

- F. ~~Develop and implement a “built environment” strategic plan that better promotes healthy community lifestyles, neighborhood and community connectivity, resource conservation, protecting the City’s urban forest in public spaces, and multiple-use integration of our parks, open space and stormwater management systems.~~
- G. ~~Establish a task force to~~ Identify opportunity areas and regulatory adjustments necessary to support agri-tourism in the unincorporated areas of Sedgwick County.

Plan Element –

Public Safety

Plan Context & Perspective - Having a “safe community” is specifically referenced in the 2035 Plan Vision Statement. From a public infrastructure perspective, appropriately maintaining and expanding our fire, police and EMS facilities is a *high priority investment need* for our community over the long term.

Our Public Safety Goals & Strategies

Goal 1 - Provide efficient and effective police, fire and EMS public safety service facilities that meet current and future community needs.

Strategies:

- A. Identify opportunities for collaborative partnerships, joint-funding and joint-use agreements, and sharing of facilities between public safety government agencies.
- B. Evaluate the merits of City/County public safety services consolidation as an option to provide for more coordinated and cost-effective public safety facility operations and service delivery.
- C. Ensure that service and facility planning for police, fire and EMS service delivery addresses current and future community needs, adapts to future patterns of growth, and supports neighborhood-based safety initiatives within the City of Wichita.
- D. Establish performance measures that evaluate functional relevancy, need and effective utilization of our public safety service facilities.

Plan Implementation

Attachment 3

**Wichita City Council's Recommended Plan Changes
November 10, 2015**

On November 10, 2015 the Wichita City Council passed the following motion (by a 5-0 vote):

Return the Community Investments Plan 2015-2035 adopted on August 20, 2015 by the MAPC, back to the MAPC for further consideration of the County Commissioners recommended changes of November 4, 2015; with the recommendation from the Wichita City Council that the Plan stay as originally adopted by the MAPC on August 20, 2015.

**Advance Plans Committee Recommendation to the MAPC
Regarding Changes to the *Community Investments Plan 2015-2035* as adopted by the MAPC on August 20, 2015
November 12, 2015**

Following a review and discussion of recommended Plan changes received from the Sedgwick County Board of Commissioners (dated November 4, 2015) and the Wichita City Council (dated November 10, 2015), the Advance Plans Committee passed a motion at its meeting of November 12th to recommend that the Metropolitan Area Planning Commission return to the governing bodies the *Community Investments Plan 2015-2035* adopted by the MAPC on August 20, 2015, with the following text amendments listed below.

Note: The vote of the AP Committee on each amendment item is indicated in parenthesis for information purposes only

Plan page 17. Add the following additional text (identified below with italics) to the first sentence of the introductory paragraph located in the left-hand column of the page:

The purpose of the Future Land Use Policies is to encourage orderly growth that meets future market demand while considering impacts to taxpayers, developer, the environment, and the community as a whole *while protecting individual property rights.* (6-0)

Plan page 29. Add the following new Funding and Financing Strategy C statement (identified below with italics) under Goal 2 – Maintain a responsible and appropriate taxing level to address our community’s needs.

C. In 1985, Sedgwick County voters approved a countywide one-cent sales tax to help maintain or construct road projects as well as reduce property tax. The one-cent sales tax revenue distribution formula is determined by statute and is based on local jurisdiction property tax mill levy rates as well as population. It is imperative that this revenue stream remain. (5-1)

Plan page 30. Add the following new sentence (identified below with italics) at the end of the last sentence of the second paragraph located in the right-hand column of the page:

Opportunities for alternate, innovative solutions must be pursued. (6-0)

Plan page 30. Reverse the listing of transportation investment priorities for Wichita as contained in the third paragraph located in the right-hand column of the page, from highest priority to lowest priority as follows (indicated below with italics):

*Very high priority – local streets and bridges
Medium-high priority – public transit
Low-medium priority – freeway enhancements
Low priority – new bypasses* (6-0)

Plan page 30. Following the third paragraph located in the right-hand column of the page, add the following new paragraph of text (indicated below with italics) listing the transportation investment priorities for Sedgwick County:

*For Sedgwick County, the level of investment priority over the next 20 years varies across the major transportation infrastructure categories as follows:
Very high priority – local streets and bridges
Medium-high priority – freeway enhancements
Medium priority – new bypasses
Low priority – public transit* (6-0)

Plan page 31. In Transportation Strategy B statement listed in the left-hand column of the page, delete “public” (indicated below with a strikethrough) from the Strategy wording as follows:

B. Develop and implement a long-term ~~public~~ transit system plan that reflects the needs of our community. (6-0)

Plan page 33. In the Arts, Culture and Recreation Goal 1 statement listed in the left-hand column of the page, reposition the word “premier” (indicated below with italics) to follow the word “accessible”, rather than precede the word “arts”:

Goal 1 – Improve quality of life and healthy lifestyles for all through an accessible, *premier* system of arts, culture, library, recreation and open space facilities. (6-0)

Plan page 33. In the Arts, Culture and Recreation Strategy G statement listed in the right-hand column of the page, delete the words “Establish a task force to” (indicated below with a strikethrough) from the Strategy statement as follows:

~~G Establish a task force to~~ Identify opportunity areas and regulatory adjustments necessary to support agritourism in the unincorporated areas of Sedgwick County. (6-0)

**WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING DEPARTMENT**

DATE: November 19, 2015

TO: Metropolitan Area Planning Commission

FROM: Scott Knebel, AICP, Advanced Plans Division

SUBJECT: DER2015-00009: Proposed Amendments to Section IV-E.7. of the Wichita-Sedgwick County Unified Zoning Code regarding minimum lot size and separation requirements for rural home occupations

Background: On September 6, 2012, the MAPC recommended amendments to the rural home occupation regulations. The recommendations included reducing the minimum lot size for a rural home occupation to two acres and reducing the required separation distance between a rural home occupation and a residence to 40 feet.

On November 21, 2012, the County Commission returned the recommended amendments to the MAPC for reconsideration of the minimum lot size and separation requirements. On March 21, 2013, the MAPC reconsidered the amendments to the rural home occupation regulations and recommended a minimum lot size of five acres and a separation requirement of 120 feet. On April 17, 2013, the County Commission approved the MAPC recommended amendments to the rural home occupation regulations.

During the review process, some County Commissioners expressed support for the minimum lot size and separation requirements originally recommended by MAPC. To that end, Chairman Ranzau has asked to staff to place an item on the MAPC agenda to consider amendments that would reduce the minimum lot size and separation requirements for rural home occupations.

The proposed amendments (attached) would reduce the minimum lot size for a rural home occupation from five acres to two acres by right and from two acres to 20,000 square feet with a Conditional Use. The proposed amendments also would reduce the required separation distance between a rural home occupation and a residence from 120 to 75 feet.

Recommended Action: Set a public hearing for December 17, 2015, to consider the proposed amendments to Section IV-E.7. If desired, direct the Advanced Plans Committee to consider the proposed amendments on December 3, 2015, and prepare a recommendation for the MAPC.

Attachments: Proposed Amendments to Section IV-E.7.

DER2015-00009

**Proposed Amendments to Section IV-E.7. of the Unified Zoning Code
Minimum Lot Size and Separation Requirements for Rural Home Occupations**

- 7. Qualifying conditions for rural Home Occupations.** In addition to the Home Occupations allowed by Sec. IV-E.5, rural Home Occupations (as specified in Sec. IV- E.8) are allowed by right on Sites in the RR and SF-20 zoning Districts under the following conditions:
- a. Each Lot or tract shall be located upon a public road and shall contain a minimum of ~~5~~ two acres, ~~including road right-of-way~~.
 - b. A rural Home Occupation must be located at least ~~120-75~~ feet from residences located off-site from the zoning lot or property containing the rural Home Occupation unless the off-site residence operates a rural home occupation.
 - c. The rural Home Occupation may be conducted in an Accessory Structure having a Floor Area equal to the Floor Area of the principal residence or up to 3,000 square feet, whichever is greater.
 - d. Outdoor Storage is permitted provided the size of the storage area does not exceed 10,000 square feet. The storage area shall be located behind the front of the buildings within which the Home Occupation is conducted. Outside storage shall not be located within any required Building Setback or within 50 feet of a property line, whichever is greater. Screening of the storage area by Structures, solid or semi-solid fencing and / or landscape materials from Abutting roads and Adjacent properties is required on properties of less than five acres in size or within 50 feet of a property line or public right-of-way. Fences used to accomplish Screening shall be constructed to prevent the passage of debris or light and constructed of either brick, stone, architectural tile, masonry units, wood or similar material (not including woven wire) and shall be not less than six nor more than eight feet in Height. Landscape material intended to be used for Screening purposes must be indicated on a plan drawn to scale and submitted to the Planning Director for review and approval. Landscape material must provide the desired Screening effect within the first growing season following installation and throughout the year every year thereafter. Screening requirements for rural Home Occupations may be reduced or waived by Administrative Adjustment as described in Sec. V-I.2.
 - e. No more than the equivalent of four full time employees or persons, other than persons occupying the Dwelling Unit as their residence, shall be employed at any rural Home Occupation site. A full time employee is a person employed by, or who conducts business on behalf of, a rural Home Occupation in time increments of eight hours or more per day. A part time equivalent full time employee is defined as any person employed by, or who conducts business on behalf of, a rural Home Occupation in time increments of less than eight hours per day. Determination of an employee's status as a full time or part time equivalent on-site status shall be determined by payroll records, time cards or other business records. Employees or persons lacking a record on which to determine the employee's full time or part time equivalent shall be considered full time employees.
 - f. Only the standards of Secs. IV-E.3.a and IV-E.3.c shall apply to rural Home Occupations.
 - g. One onsite, free-standing (or attached to an Accessory Building), non- illuminated Sign up to 12 square feet in size located outside public right-of-way shall be permitted.
 - h. Rural Home Occupations as specified in Sec. IV-E.8 that do not meet one or more of the conditions above, but are limited to no less than ~~two-acres~~ 20,000 square feet may be approved as Conditional Uses in accordance with the requirements and procedures for Conditional Uses in this Code.