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WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING COMMISSION AGENDA

Thursday, June 16, 2016

The regular meeting of the Wichita-Sedgwick County Metropolitan Area Planning Commission will be held on **Thursday, June 16, 2016**, 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 MAPC meeting minutes:

Meeting Date: May 5, 2016

2. CONSIDERATION OF SUBDIVISION COMMITTEE RECOMMENDATIONS

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

SUBDIVISION CASE DETAILS

2-1. INFORMATIONAL ITEM: Amendments to Landscape Code.

- 2-2. SUB2016-00016: Final Plat – NORTHGATE 2ND ADDITION,** located north of 53rd Street North on the west side of Meridian.

Committee Action: APPROVED 6-0
Surveyor: Baughman Company, P.A.
Acreage: 11.38
Total Lots: 31

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

PUBLIC HEARINGS

ADVERTISED TO BE HEARD NO EARLIER THAN 1:30 PM

- 4.** Case No.: ZON2016-00019 and CUP2016-00021
Request: City zone change request from SF-5 Single-family Residential and LC Limited Commercial to TF-3 Two-family Residential and City CUP Amendment to DP-299 to remove Parcels 13, 14 and 15 from the CUP for residential development.
General Location: South of W. 55th Street N. and west of N. Meridian Avenue.
Presenting Planner: Jess McNeely
- 5.** Case No.: ZON2016-00021
Request: City zone change request from Limited Commercial and SF-5 Single-family Residential to IP Industrial Park.
General Location: East of Hoover Road on the south side of 21st Street North.
Presenting Planner: Bill Longnecker

- 6. Case No.: ZON2016-00022 and CON2016-00015
Request: City zone change request from SF-5 Single family Residential and GC General Commercial to LI Limited Industrial and Conditional Use for Wrecking and Salvage.
General Location: East of South Broadway Avenue and north of East MacArthur Road.
Presenting Planner: Derrick Slocum
- 7. Case No.: CON2016-00014
Request: City request for a Conditional Use for a Major Utility/Water Treatment Plant on SF-5 Single-family Residential zoned property.
General Location: East of Hoover Road on the south side of 21st Street North.
Presenting Planner: Bill Longnecker
- 8. Case No.: CON2016-00016
Request: City Conditional Use request for a Nightclub in the City on GC General Commercial zoned property.
General Location: East of South Seneca Street on the south side of West Maple Street.
Presenting Planner: Bill Longnecker
- 9. Case No.: CON2016-00017
Request: City Conditional Use for a Nightclub in the City within 300 feet of residential zoning in CBD Central Business District zoning.
General Location: North of West Douglas and west of Handley Street (117 N. Handley St.).
Presenting Planner: Jess McNeely
- 10. Case No.: DER2016-00003
Request: Adoption of the Wichita Parks, Recreation and Open Space Plan Update 2016 as an element of the Community Investments Plan 2015-2035.
General Location: City-wide
Presenting Planner: Dave Barber

NON-PUBLIC HEARING ITEMS

- 11. Case No.: Conformity of Proposed 2016-2035 City of Wichita Capital Improvement Program with the Community Investments Plan 2015-2035
Presenting Planner: Dave Barber

12. Other Matters/Adjournment

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

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING COMMISSION

MINUTES

May 5, 2016

The regular meeting of the Wichita-Sedgwick County Metropolitan Area Planning Commission was held on Thursday, May 5, 2016 at 1:30 p.m., in the Planning Department Conference Room, 10th floor, City Hall, 455 North Main, Wichita, Kansas. The following members were present: Carol Neugent, Chair; David Dennis, Vice Chair; John Dailey; Bob Dool; Bill Ellison; Matt Goolsby (Out @3:20 p.m.); David Foster; Joe Johnson; Debra Miller Stevens; Bill Ramsey (In @ 1:33 p.m.); Lowell Richardson; John Todd and Chuck Warren. Members absent were: John McKay Jr. Staff members present were: Dale Miller, Director; Bill Longnecker, Senior Planner; Scott Knebel, Senior Planner; Jess McNeely, Senior Planner; Neil Strahl, Senior Planner; Derrick Slocum, Administrative Supervisor; Sharon Dickgrafe, Chief Deputy City Attorney; and Maryann Crockett, Recording Secretary.

CHAIR NEUGENT introduced County Manager Mike Scholes.

1. Approval of the April 7, 2016, Planning Commission Minutes.

MOTION: To approve the April 7, 2016 Planning Commission minutes.

DENNIS moved, **JOHNSON** seconded the motion, and it carried (11-0-1). **MILLER STEVENS** – Abstained.

RAMSEY (In @ 1:33 p.m.)

2. **CONSIDERATION OF SUBDIVISION COMMITTEE RECOMMENDATIONS**

- 2-1. **SUB2016-00015: One-Step Final Plat - SANDCREST ADDITION**, located on the southeast corner of 29th Street North and Hoover Road.

NOTE: This is a replat of Pearl Beach Addition which includes a revised street layout.

STAFF COMMENTS:

- A. City of Wichita Public Works and Utilities Department advises that the applicant needs to extend water to serve all lots (transmission and distribution) and extend sewer to serve all lots (mains and laterals).
- 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 drainage concept plan.
- D. The plat proposes one street opening along Hoover and a 60-foot emergency access opening along 21st Street North. A Note on the face of the plat indicates that the emergency access opening shall become a full movement opening at such time as 29th Street North is paved. Traffic Engineering has approved the access controls.

- E. City Fire Department has approved the street lengths of Gulf Breeze Ct (~1250 feet) and Wavecrest Cir (2150 feet). The Subdivision Regulations limit urban cul-de-sacs to 800 feet in length unless an emergency access easement is proposed. The Subdivision Committee may recommend a modification of the design criteria in Article 7 of the Subdivision Regulations if it finds that the strict application of the design criteria will create an unwarranted hardship, the proposed modification is in harmony with the intended purpose of the Subdivision Regulations and the public safety and welfare will be protected.
- F. City Fire Department advises the Reserve B median appears to block access and would make a left turn onto Wavecrest impossible for a fire apparatus. Reserve C will also be a hindrance to this turn and to any turns out of Wavecrest and onto southbound Curtis. The applicant will reduce the lengths of Reserve B and C to allow for proper fire circulation.
- G. Traffic Engineering has required "No Parking" on both sides of Curtis Street and Sandcrest Street adjoining medians. A restrictive covenant shall be provided specifying the No Parking requirement.
- H. Since this plat proposes the platting of narrow street right-of-way with adjacent 15-foot street, drainage and utility easements, a restrictive covenant shall be submitted which calls out restrictions for lot-owner use of these easements. Retaining walls and change of grade shall be prohibited within these easements as well as fences, earth berms and mass plantings.
- I. 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.
- J. The Applicant shall guarantee the paving of the proposed streets. The guarantee shall also provide for emergency access easements and for sidewalks on at least one side of Sandcrest Street and Curtis Street.
- K. The emergency access easement shall be established by separate instrument. The text of the instrument shall indicate the type of driving surface to be installed and address installation and maintenance. Standard gating and signing are required per City/County Fire Department standards.
- L. Since Reserve J includes a swimming pool, a site plan shall be submitted with the final plat for review by MAPD. The site plan shall include the information indicated in the Subdivision Regulations. The design for the pool must be submitted to Environmental Services for review prior to issuing a building permit for the pool.
- M. 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 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.
- N. 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.

- O. This property is within a zone identified by the City Engineer's office as likely to have groundwater at some or all times within 10 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 Engineers' office.
- P. City Environmental Health Division advises that any wells installed on the property for irrigation purposes will have to be properly permitted, installed and inspected.
- Q. County Surveying and MAPD requests review of a pdf prior to mylar submittal. Send to tricia.robello@sedgwick.gov and nstrahl@wichita.gov.
- R. GIS has approved the street names.
- S. Due to the northwest corner of the plat zoned Limited Commercial (LC), a zone change to SF-5 Single-Family Residential is needed. In the alternative, a "restrictive covenant for zoning restriction" may be provided limiting the site to SF-5 uses.
- T. 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.
- U. The plat'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.
- V. 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.)
- W. The Register of Deeds requires all names to be printed beneath the signatures on the plat and any associated documents.
- X. 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.
- Y. The applicant is advised that various State and Federal requirements (specifically but not limited to the Army Corps of Engineers, Kanopolis Project Office, Rt. 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.

- Z. The owner of the subdivision should note that any construction that results in earthwork activities that will disturb one (1) 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.
- AA. Perimeter closure computations shall be submitted with the final plat tracing.
- BB. The applicant should check City or County GIS mapping to determine whether the location of any taxing district boundaries (e.g. school districts) crosses their property and plan accordingly to avoid unnecessary splitting of lots between taxing districts.
- CC. Westar Energy has requested additional easements. Any and all relocation and removal of any existing equipment made necessary by this plat will be at the applicant's expense.
- DD. A compact disc (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 disc. If a disc is not provided, please send the information via e-mail to Kathy Wilson (e-mail address: kwilson@wichita.gov).

MOTION: To approve subject to the recommendation of the Subdivision Committee and staff recommendation.

WARREN moved, DENNIS seconded the motion, and it carried (13-0).

3. **PUBLIC HEARING – VACATION ITEMS**

- 3-1. **VAC2016-00015: City request to vacate an access easement dedicated by separate instrument**, on property generally located a 1/4-mile south of 29th Street North on the east side of Maize Road.

APPLICANT/ AGENT: East Side Investments LLC, c/o Bradley Seville (applicant) Kaw Valley Engineering, c/o Tim Austin (agent)

LEGAL DESCRIPTION: Generally described as vacating the east 25 feet of the access easement dedicated by separate instrument located on Lot 2, Block 1, Central Park Plaza Addition, Wichita, Sedgwick County, Kansas; (Doc#/FLM-PG: 29235029, recorded August 15, 2011)

LOCATION: Generally located a 1/4-mile south of 29th Street North on the east side of Maize Road (WCC #V)

REASON FOR REQUEST: To allow an electrical transformer in the northeast corner of the vacated subject access easement

CURRENT ZONING:

The site and abutting south, west and north properties are zoned LC Limited Commercial. The abutting east property is zoned SF-5 Single-Family Residential. The site is also located in CUP DP-336.

The applicant proposes to vacate the east 25 feet of the access easement dedicated by separate instrument located on Lot 2, Block 1, Central Park Plaza Addition; Doc#/FLM-PG: 29235029, recorded August 15, 2011. The access easement runs on and parallel to the north property line of Lot 2, Block 1, Central Park Plaza Addition, from Maize Road to the east property line of the subject lot. There is also a 50-foot wide drainage easement running parallel to the subject property's north side. Per the dedication, the purpose of the subject access easement is to provide access for light-duty maintenance equipment. The length of the access easement has utility easements located and the portion of the access easement proposed to be vacated has a water line located in it. The applicant proposes to dedicate a utility easement in place of the vacated portion of the access easement in order to place an electrical transformer; see attached dedication of utility easement. Condition # 3 covers Westar, as this is to accommodate equipment for Westar to serve the applicant. Richard Aitken is the Construction Services Representative for this item and can be contacted at 261-6734. The Central Park Plaza Addition was recorded with the Sedgwick County Register of Deeds February 28, 2012.

Based upon information available prior to the public hearing and reserving the right to make recommendations based on subsequent comments from City Traffic, Public Works/Water & Sewer/Stormwater, 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 access easement 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 April 14, 2016, 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 access easement 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) Per the approval of the Traffic Engineer, Fire, and Public Works vacate the east 25 feet of the access easement dedicated by separate instrument located on Lot 2, Block 1, Central Park Plaza Addition; Doc#/FLM-PG: 29235029, recorded August 15, 2011. Provide a legal description of the approved vacated portion of the access easement on a Word document, via e-mail, to Planning to be used on the Vacation Order. This must be provided prior to the request proceeds to City Council for final action and subsequent recording with the Vacation Order at the Register of Deeds.

- (2) Provide a dedication of a utility easement with original signatures, to Planning Staff prior to the case going to City Council for final action and subsequent recording at the Register of Deeds.
- (3) Any relocation or reconstruction of utilities made necessary by this vacation shall be the responsibility of the applicants and at the applicants' expense. Provide all needed plans for review and approval by utilities. Provide Planning with any plans as approved by the utilities. This must be provided to Planning prior to the case going to City Council for final action.
- (4) All improvements shall be according to City Standards and at the applicant's 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) Per the approval of the Traffic Engineer, Fire, and Public Works vacate the east 25 feet of the access easement dedicated by separate instrument located on Lot 2, Block 1, Central Park Plaza Addition; Doc#/FLM-PG: 29235029, recorded August 15, 2011. Provide a legal description of the approved vacated portion of the access easement on a Word document, via e-mail, to Planning to be used on the Vacation Order. This must be provided prior to the request proceeds to City Council for final action and subsequent recording with the Vacation Order at the Register of Deeds.
- (2) Provide a dedication of a utility easement with original signatures, to Planning Staff prior to the case going to City Council for final action and subsequent recording at the Register of Deeds.
- (3) Any relocation or reconstruction of utilities made necessary by this vacation shall be the responsibility of the applicants and at the applicants' expense. Provide all needed plans for review and approval by utilities. Provide Planning with any plans as approved by the utilities. This must be provided to Planning prior to the case going to City Council for final action.
- (4) All improvements shall be according to City Standards and at the applicant's 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.

MOTION: To approve subject to the recommendation of the Subdivision Committee and staff recommendation.

JOHNSON moved, **WARREN** seconded the motion, and it carried (13-0).

PUBLIC HEARINGS

4. **Case No.: ZON2016-00012 and CON2016-00007 (Deferred from 4-21-16)** - John & Linda Palmer and Brunswick Properties, LLC (owners/applicants) and Kaw Valley Engineering, c/o Tim Austin (agent) request a City zone change from SF-5 Single-family Residential to TF-3 Two-family Residential to allow ancillary parking (CON2016-00007), an amendment to PO -300 to allow a restaurant and a 10% reduction of the compatibility setback on property described as:

Lot 3, Westview 2nd Addition, Wichita, Kansas, Sedgwick County, Kansas
Together with
The South 160 feet of Lot 9, Block D, Westview Addition, Sedgwick County, Kansas.

CHAIR NUGENT announced that there has been a request to defer the item; however, she added that there were members of the public present who expected the Commission to hear the item today. She asked the Commission if they would like to go ahead and take public comment.

DAILEY said he would like to hear what the public present has to say because they may not be able to come to the next meeting.

RICHARDSON asked why the item was being deferred.

CHAIR NEUGENT asked staff to respond.

LONGNECKER reported that DAB V heard the case and that body recommended denial 5-4 citing neighbors' concerns regarding non-residential commercial traffic on Brunswick.

RICHARDSON said the issue is why this matter is being deferred when the Commission has already deferred the case once. He asked why doesn't the Commission just defer the item for 6-8 months.

LONGNECKER said the applicant's agent is looking at the possibility of a cul-de-sac or hammerhead on Brunswick. He said he received an e-mail request yesterday morning from the agent to defer the application. He said he has no other information on any new developments on the case and no updated site plan. He said it is up to the Commission whether they want to proceed to hear the item or defer it.

RICHARDSON commented that his concern was for the neighbors who have been here twice now plus attending the DAB meeting so far with no resolution which is real inconvenience for them. He said it seems like they asked the applicant about a cul-de-sac the last time this was heard and the applicant said no.

WARREN said it is difficult for the Commission to make a decision with limited information or just one side. He asked if any of the members of the public that were here today could come back in two weeks. He suggested that the public who cannot be present in two weeks be allowed to speak but asked that other speakers refrain until the Commission gets the whole picture on the case.

MOTION: To defer the application two weeks and take public comment at this meeting.

WARREN moved, **JOHNSON** seconded the motion, and it carried (13-0).

DENNIS said he would like to hear the neighbors' comments about the proposed cul-de-sac or hammerhead that would keep traffic off of Brunswick.

He said the only thing that has changed is a willingness on the part of the applicant to look at a cul-de-sac or hammerhead on Brunswick that would keep commercial traffic off of Brunswick.

JOHNSON asked whose property would the hammerhead be on.

LONGNECKER said the hammerhead would have to be located on the applicant's property.

JOHNSON asked if the adjacent property owners who will not be able to go south on Brunswick were at the DAB meeting and if they were okay with that proposal.

LONGNECKER said several neighbors were at the DAB hearing.

JOHNSON clarified that the restaurant will have no drive-up window.

LONGNECKER responded yes, and said it would be NR zoning which allows only 2,000 square feet for a restaurant with no drive-thru or curb service and 8,000 square feet of retail.

DIRECTOR MILLER clarified that NR zoning limits any individual commercial use to 8,000 square feet but the applicant can have a building as big as they can fit onto the lot.

MILLER STEVENS referenced the decision that the Commission made regarding this property 6-8 months ago. She asked what was staff's rationale for recommending approval of this application; and why the Commission should reverse the decision they made on the property previously.

LONGNECKER referenced the original Staff Report for case ZON2015-00031 and said staff did not have a restaurant as a prohibited use. He said the applicant's agent withdrew that use at the Planning Commission meeting.

RICHARDSON asked if there were regulations regarding odors from restaurants and if so, who enforces that.

LONGNECKER deferred to legal counsel.

SHARON DICKGRAFE, CHIEF DEPUTY CITY ATTORNEY referred to the City Code and said MABCD or Public Works Environmental Health would be the enforcing agent. She later reported that Chapter 7.42 of the City Code regulates Objectionable Odors; however, odors from restaurants or food preparation is exempted as an objectionable odor.

WARREN said the questions being asked need to be asked when the applicant and agent are present. He requested that the Commission not try to hear the case right now and open it up to the public who are here to speak.

CHAIR NEUGENT asked if the applicant or agent were present. There was no response.

DAILEY clarified if a member of the public speaks today, they can speak again at the next Planning Commission meeting.

CHAIR NEUGENT commented that in the past, the Commission has always allowed additional public comment on deferred cases.

PAT O'BRYAN, 221 SOUTH BRUNSWICK said he didn't know anything about the proposed cul-de-sac that is something new and could be the worst case scenario. He commented that six months after the Outback was built, the basements of 227 and 233 South Brunswick flooded. He said the City and Outback butted heads and neither one would take the blame and just kept pointing fingers at each other. He said they already have a problem and the sewer department comes out to check the Outback regularly and now they want to put another restaurant. He said it is like a shell game between developers to try to get something past the neighborhood. He said they want to see if they can win and if they miss and didn't get that one, they will try again to see if the neighborhood finally can't figure it out. He said they do not want the entrances to this site on Brunswick. He said they already have a problem with beer bottles on the street and the trash from Lowe's. He said the trees and fence as a barrier aren't going to work. He said they tried that with Horton's and they just let the evergreens die. He said the neighbors want a wall, because evergreens die and fences are easy to tear down. He said the entrances on Brunswick will kill the neighborhood and turn this into a mini Ridge Road.

DAVID WOODROW, 140 SOUTH BRUNSWICK said he did a quick survey of the area and from the Outback restaurant on Ridge Road south to Kellogg there are 18 full service restaurants and takeout food service businesses. He asked when is enough too much; how many restaurants do they need in the area. He mentioned a property that was available a couple of hundred feet west on the south side of Maple that is zoned LC and has plenty of access so that would be a good place for a restaurant. He also noted that Brunswick is not a through street in this area that it runs from Maple up to First Street, and there are no sidewalks on either side so foot traffic is in the street. He said any increase in traffic will become a serious safety hazard to anyone walking along the street in addition to the numerous small children who ride their bikes in the area.

DAILEY asked Mr. Woodrow what were his feelings about a hammerhead or cul-de-sac.

WOODROW said if a restaurant has to go in at this location that might be a workable situation. He said he lives several houses up north so lighting, trash and odors don't really affect him, his main concern is traffic.

ELLISON noted that Douglas is blocked off with a fence and asked if that was at the request of the neighborhood.

WOODROW responded that he didn't know.

JEFF DROURHARD, 102 SOUTH BRUNSWICK said he is concerned about his children's safety and mentioned his three year old daughter riding her bike. He said it would be a shame to have to leave the neighborhood to do things with his kids.

DAILEY asked about the fence across Douglas.

KNEBEL said staff will research the fence on Douglas and include that in the revised Staff Report.

FOSTER asked if it was standard policy that whenever an applicant asks for a deferral they are automatically going to get it or can the Commission make a motion either way.

DICKGRAFE replied that the scheduling of any kind of application hearing is up to the discretion of the Commission, that they have policies and procedures and it is not an assumption that the Commission will grant a request for deferral.

5. **Case No.: ZON2016-00013 (Deferred from 4-21-16)** - Ronald Palecki Living Trust (owner/applicant) and Baughman Company, P. A., c/o Russ Ewy (agent) request a City zone change from SF-5 Single-family Residential to LC Limited Commercial on property described as:

The South Half of Lot 49, Westfield Acres Addition, Wichita, Sedgwick County, Kansas.

BACKGROUND: The applicant is seeking LC Limited Commercial ("LC") zoning for future commercial uses on 1.26 acres located on the west side of South Tyler Road, approximately 660 feet north of West Maple Street. The subject site abuts LC zoned property along the south property line and is platted. If approved, the LC zoning would permit the development of commercial uses on the site, limited by a proposed Protective Overlay ("PO") by staff.

Properties north, west and east (across Tyler Road) of the subject site are zoned SF-5 Single-family Residential and developed with single-family residences. Property south of the subject site is zoned LC and is developed with Harp Well and Pump Service, a legal, non-conforming use that was permitted to expand in 1984 by the Wichita Board of Zoning Appeals (BZA 45-84).

CASE HISTORY: The property is currently platted as the West Field Acres Addition, which was recorded in March 1930.

ADJACENT ZONING AND LAND USE:

North:	SF-5	Single-family Residences
South:	LC	Office and Warehousing
East:	SF-5	Single-family Residences
West:	SF-5	Single-family Residences

PUBLIC SERVICES: The site is served by all usual municipal and private utilities and services. Tyler Road at this location is a four-lane, paved, minor arterial.

CONFORMANCE TO PLANS/POLICIES: The 2035 Wichita Future Growth Concept Map of the Community Investments Plan depicts the site as appropriate for “residential” use. The “residential” use category encompasses areas that reflect the full diversity of residential development densities and types typically found in a large urban municipality. However, directly south of the subject site, that property is depicted as appropriate for “industrial” uses. The “industrial” use category encompasses areas that reflect the full diversity of industrial development intensities and types typically found in a large urban municipality. The Locational Guidelines of the Community Investments Plan indicate that commercial and employment centers should be located at intersections of arterial streets. The requested zone would expand the size of the commercial center permitted at the intersection of Tyler Road and Maple Street.

RECOMMENDATION: Based upon the information available at the time the staff report was completed, staff recommends approval of the request, with a Protective Overlay (PO) which states:

1. No off-site or portable signs shall be permitted on the subject property. No building signs shall be permitted on the face of any building that is adjacent to any property that is residentially zoned.
2. Signs shall be in accordance with the City of Wichita sign code, with the exception that signs shall be monument –style and limited to 15 feet in height. No LED signs shall be permitted.
3. Light poles shall be of the same color and design and shall have cut-off fixtures which direct light away from any abutting or adjacent properties that are in a residential zoning district. Light poles shall be limited to a maximum height, including the base of the light pole, of 15 feet. Light poles shall not be located within any setbacks.
4. Outdoor speakers and sound amplification systems shall not be permitted.
5. No buildings shall exceed one story in height with a maximum building height of 25 feet.
6. At the time the site is developed, the owner shall install and maintain a 6-8 foot high screening fence/wall located parallel to the north and west property lines of the subject site, where it abuts existing residential zoning.
7. At the time the site is developed, landscaping shall be installed that meets the Landscape Ordinance.
8. The following uses shall not be permitted: adult entertainment establishment; correctional placement residence; recycling collection station; reverse vending machine; car wash; convenience store; night club; recreation and entertainment; restaurant with drive-in or drive-thru facilities; service station; tavern and drinking establishment.

This recommendation is based on the following findings:

1. The zoning, uses and character of the neighborhood: Properties north, west and east (across Tyler Road) of the subject site is zoned SF-5 Single-family Residential and developed with single-family residences. Property south of the subject site is zoned LC and is developed with a warehouse and office development.

2. The suitability of the subject property for the uses to which it has been restricted: The site is bordered by LC development to the south. Across Tyler Road to the east, the properties are zoned SF-5 and developed with residential uses. The property is zoned SF-5, which primarily permits by-right single-family residences and a few civic or institutional uses, such as churches or schools on large lots. Presumably the site could be redeveloped with single-family residences that would have the potential to provide an economic return or continue to be undeveloped; however, the site's adjacency to a heavy commercial use and an arterial street could limit its marketability as a residential property.
3. Extent to which removal of the restrictions will detrimentally affect nearby property: The recommended provisions of the Protective Overlay regarding uses, signage, lighting, screening, and landscaping should mitigate any increased negative impact on nearby residential property.
4. Relative gain to the public health, safety and welfare as compared to the loss in value or the hardship imposed upon the applicant: Given the nearby commercial uses and the location of the property on a major arterial street, SF-5 zoning could cause economic hardship to the owner. LC zoning is appropriate for this location and provides economic viability of the property for the owner.
5. Length of time the property has been vacant as currently zoned: The site had a single-family house that appears to have been vacant for multiple years given the state of deterioration that was evident that has since been removed from the site.
6. Conformance of the requested change to the adopted or recognized Comprehensive Plan and policies: The 2035 Wichita Future Growth Concept Map of the Community Investments Plan depicts the site as appropriate for "residential" use. The "residential" use category encompasses areas that reflect the full diversity of residential development densities and types typically found in a large urban municipality. However, directly south of the subject site, that property is depicted as appropriate for "industrial" uses. The "industrial" use category encompasses areas that reflect the full diversity of industrial development intensities and types typically found in a large urban municipality. The Locational Guidelines of the Community Investments Plan indicate that commercial and employment centers should be located at intersections of arterial streets. The requested zone would expand the size of the commercial center permitted at the intersection of Tyler Road and Maple Street.
7. Impact of the proposed development on community facilities: Existing or proposed improvements are in place to address anticipated demands.

DERRICK SLOCUM, Planning Staff presented the Staff Report. He reported that the DAB recommended approval by a vote of 7-0-1 with the PO requested by staff. He said there was discussion about changing the request to NR and not LC with a PO. He said NR would allow building heights to 35 feet and the PO recommends 25 feet, he added that NR also would not allow specific uses such as adult entertainment, car wash, restaurant with drive thru, service station and tavern so those would not be included in the PO if the Commission recommended NR zoning. He said NR also allows restaurants up to 2,000 square feet; however, the applicant has indicated they would eliminate the restaurant use as well.

RICHARDSON clarified that the DAB approved the LC zoning with the PO.

SLOCUM replied that was correct.

RUSS EWY, BAUGHMAN ENGINEERING, AGENT FOR THE APPLICANT, 315 ELLIS said at the DAB meeting he offered NR zoning and keeping staff's recommended PO as well as a full exclusion of restaurants. He said the DAB discussion left the tracks in several different locations, but the motion was to approve the application per staff recommendation as LC with the proposed PO. He added that the only additional condition DAB requested was prohibition of duplexes. He asked the Commission if they would entertain the idea of approving NR with the recommended PO with the three following additions: 1) limiting hours of operation for trash pickup to between 10:00 a.m. - 6:00 p.m.; 2) elimination of restaurants as a permitted use; and 3) add duplex as a prohibited use.

SLOCUM pointed out that the PO also states no multi-family.

EWY said the applicant would be willing to do a prohibition on duplexes and multi-family with the exclusion of a townhome.

FOSTER asked if there were any new findings on the drainage.

EWY said his applicant has spoken to the neighbor.

CRAIG HOGUE, 8833 WEST DOUGLAS said he has lived on this block for 20 years. He said it is his slice of heaven. He said he did research before he bought his home and he is the second largest landowner in this quarter section. He said he has met with City staff, DAB; this Commission and his neighbors about this rezoning project. He said the current owner of this property purchased it as a speculative investment and the risk and reward is subject to this Commission's handling off a "golden reward." He said the applicant hired the best team to create the greatest reward. He said the change will have a short term financial gain, but only if the Commission rewards the applicant the maximum commercial use. He said the applicant's interest is only in one small area of a much larger quarter section, just one lot out of 35. He referred to the last case and said someone rezones the property and someone else buys it.

HOGUE said the location is suitable for a day time office that would blend into the common use of all properties at the location. He said the agent will refute that, but that is their job. He said future development of this neighborhood will be gravely impacted by this rezone and the application is not conforming to the future land use at this location. He said he preferred no change in zoning; however, he would agree to accept a change in application to NO with a restrictive overlay matching the Beard Addition (the last rezoning in the area) with a PO and lot platting matching the Sinclair Addition (the property located south of this location). He gave a brief history of the rezones, lot splits and replats that have occurred within this quarter section which includes Johns, Westfield 3, Cannonball and the Sinclair Additions. He said the lot south of this location is currently being used as NO for an insurance agency and small office.

MOTION: To give the speaker two additional minutes.

WARREN moved, **JOHNSON** seconded the motion, and it carried (13-0).

HOGUE said this City has a large number of assets on this land including utility easements and future road dedications. He said current and future street access and expansion of Tyler and Maple is not addressed in the application. He said he has 20 years invested in this area so please allow him the same rights as agents and applicants.

HOGUE said the DAB meeting was a "split meeting". He said it was rushed and time was not allowed for the homeowners in the area to respond. He said this process must be fair to all and asked the Commission not to put a rubber stamp on the request as made because the area is too valuable, this changes too many lives, the property value and it changes the future of this entire quarter section. He said he is a resident, investor and citizen of Wichita, USA.

DAILEY asked Mr. Hogue what properties he owns and the uses.

HOGUE referred to an aerial of the quarter section and pointed out his home and properties he owns in addition to the land owned by his neighbors. He said he uses the land as his utopia, but it is potentially developable land.

JOHNSON asked what was the DAB vote.

HOGUE responded that the DAB was split on the issue. He said one DAB member wanted to defer the item because it seemed to him that there was more information that needed to be addressed.

SLOCUM referred to the DAB memo and reiterated that the DAB motion was 7-0-1 to approve the LC zoning and PO as recommended by staff.

JOHNSON asked why the DAB was in favor of the application.

HOGUE stated the DAB was not in favor of it. He said they requested that it be deferred and Mr. Frye suggested that the issue needed to be resolved at the Planning Commission Meeting. He said it was then suggested if the neighbors did not like the results of the Planning Commission Meeting they could appeal the decision. He continued by saying that he was agreeing to an NO with the overlay placed on other projects in the area.

LONGNECKER reported that he attended the DAB hearing on this item where it was voted (7-0-1) to approve the application for LC zoning with the prohibition of no multi-family and no duplexes.

CHAIR NEUGENT clarified so the DAB voted unanimously to approve the application; however, the Commission is getting information from the public that the DAB was not in favor of the application. She asked staff if they could enlighten the Commission further.

LONGNECKER said the neighbors were protesting extension of the LC zoning. He said the neighbors noted that the zoning pattern established on the northwest and northeast intersection was from LC to NR as it extended further into SF-5 zoning. He said they preferred either NR or GO zoning which they felt would follow the similar zoning pattern that had been established in the area. He reiterated that the neighbors don't want LC zoning. He said multi-family and duplexes are allowed in the LC zoning district and there were concerns about traffic, density, etc., so that is why the DAB recommended the prohibition on multi-family and duplexes.

RAMSEY asked what Mr. Hogue is afraid of that the applicant is going put in there that he is so adamantly against this.

HOGUE said he does not think the applicant is complying with the lot restrictions. He said the next purchaser needs to be aware of what the proposed purpose is. He said the property is for sale and the neighbors have no way of governing who considers it at what value. He said this was a speculative purchase and the house was torn down so now it is a vacant lot. He said the NO with the restrictive overlay makes it look like a residence. He said they want the property to look like it is supposed to be in the neighborhood and they don't want someone putting in a strip mall.

RAMSEY clarified so his fear is that this will not look like the rest of the neighborhood.

HOGUE replied that is correct.

JEFF COOPER, 125 SOUTH TYLER ROAD said he is the lucky guy right next to this location. He said he is afraid of a bunch of duplexes going in there. He said at the last meeting added to the PO was no multi-family or duplexes. He said he would like that to include any type of townhome. He said his lot is 1 1/3 acres and he gardens back there. He said the decisions that are made today are going to be what is going on 30-50 feet outside his bedroom windows. He asked the Commission to consider NR which he felt was a lot more neighborhood friendly. He said he thought the proposal was for NR based on the last meeting. He said of course he would like NO with the existing overlays. He asked for clarification in the PO regarding a "6-8 foot screening fence/wall to be built to the north and west". He said he would like to see it say an 8-foot wall and remove the screening fence verbiage. He said his mom lives next to Outback and they have a wall which is a great divider. He said fences get blown down. He said the wall is a better protector as far as eliminating sound and car lights coming into his home.

ELLEN RYAN, 150 SOUTH BYRON said the property being discussed has SF-5 residential zoning and it is surrounded on three sides by well-maintained SF-5 homes. She said the property owner bought the home and land at auction in 2015 and added that he owns the property and home directly west of this ground which his son and family currently reside in. She said when the property owner approached them after he had torn down the home he stated that he would like to put up an office building or possibly a couple of duplexes. She said they agreed and said they would not protest. She said at that time he mentioned that his son was going to be moving and mentioned tearing down that house and adding duplexes. She said that would create rows of duplexes from Tyler to Byron. She said she and her husband responded that they would protest that plan. She said the property needs to be developed now that the ground is vacant. She said now the property is for sale and they are requesting LC zoning. She said the property owner isn't interested in what is viable for the area; he is only interested in changing the zoning for a profit.

RYAN referenced the Staff Report and the statement about causing the property owner a financial hardship. She said he bought the property at auction as SF-5 and tore down the house and now wants it rezoned to LC. She said LC zoning just lets someone else creep back in here and start this whole process over again. She said putting in NO with a whole lot less overlays would make more sense as to what this location should be used for. She said she felt it would have been better to try to rezone the ground before destroying the existing home. She asked the Planning Commission to take that into consideration when they make their decision. She said rezoning should not occur because someone razes an existing building and then runs and says they are going to have a financial hardship.

RYAN said as far as the DAB meeting was concerned, she was never so disappointed in a group of people. She said DAB did not give the neighbors the time of day. She said when you have the agent saying that they will go with NR zoning and the DAB approves LC; the DAB doesn't even know what they are talking about. She said DAB never gave the public the time of day. She said there wasn't a person standing there that wanted to go with LC zoning not even the applicant. She said the neighbors weren't even heard that day so please do not take stock in what the DAB recommended. She said one person on the DAB stood up and said this is not right. She said other than that, no one heard a word the neighbors said and just said let's move on this is dragging on too long.

LARRY RYAN, 150 SOUTH BYRON said his big thing is most LC near residential is buffered by NR, which he feels this should be. He said this is putting LC zoning 760 feet from the intersection. He asked how far are we going to let this development run without slowing it down. He said NO would fit into this area really well. He said just because the street is busy doesn't mean it has to be zoned commercial. He referenced the Staff Report regarding economic hardship for the owner because the property is located next to LC zoning. He asked if this is rezoned, what about the property to the north of this location. He said he believes his home will go down in value if this location is developed with either commercial or multi-family he just doesn't know how much. He also referenced the comment in the Staff Report on page 3, item 2 that stated the location could potentially be redeveloped with SF-5 for economic return. He said the Staff Report was incorrect when it said the site is adjacent to heavy commercial which could limit its marketability as residential. He said Hartwell is not heavy commercial, it is light commercial. He said if this doesn't work out, the property owner will have a great backyard. He concluded by stating that being 760 feet from the intersection he would hope that the Commission holds the rezone to NR with restrictive overlays. He said across the street on Tyler all commercial development stops at 400 feet. He said the applicant indicated that LC with protective overlays makes the zoning like NR, but LC allows 75 dwellings units per acre. He said NO would allow 14 units per acre. He said if the overlay for no duplexes or multi-family is not adhered to, this type of development can happen here.

DAILEY asked what the property went for at auction.

RYAN said he doesn't know how relevant that is to this zoning request but he said he believed around \$100,000.

AVIS M. GREENSTREET, 145 SOUTH BYRON said she and her husband came to the last Planning Commission Meeting and they also attended the DAB Meeting. She said they would rather see this property residential. She said this commercial rezoning just keeps going and going and pretty soon they won't have a residential area there. She said they have been in there home since 1980. She said it is a

great neighborhood where everyone knows each other. She said she agreed with the one lady at the DAB meeting who said that this issue needed to be postponed because there just wasn't enough time to find out all the information relevant to the case. She concluded by saying that she thought this location should stay as residential.

EWY said he would like to add a definition of townhome. He said there was not a lot of discussion regarding possible residential use at the last Planning Commission meeting; however, at the DAB meeting it just seemed to gravitate to somehow the applicant was just going to construct a row of duplexes along Tyler. He said the property is not zoned for duplex and would require another public hearing if the applicant wanted to do something along those lines. He said the will of the DAB Board was to prevent multi-family and duplex. He said the applicant asked him to ask for townhomes at the very least. He said they are willing to give up duplexes and multi-family. He said their definition of townhomes is "three detached single-family structures allowed on one lot." He said they would be willing to add that definition to the PO. He said an 8-foot wooden fence is already constructed on some of the property so once this gets approved they will finish with the screening and landscaping per the UZC which does not require a masonry wall.

WARREN asked the agent to clarify what zoning the applicant is asking for.

EWY clarified they are willing to accept NR with the PO included by staff including limiting trash pick not between the hours of 10:00 p.m. and 6:00 a.m., prohibition of restaurants; prohibition of duplex and multi-family with the exception of townhome as he defined above. He commented that he led off with that offer at the DAB meeting and by the time the DAB made the motion, they simply moved to approve per staff comments with no duplex and multi-family.

FOSTER asked about the fencing.

EWY said it would be galvanized steel posts and wood fencing.

ELLISON asked about NO zoning and the type of structures allowed.

EWY said NO simply prevents retail development.

SLOCUM clarified there are no design restrictions.

DICKGRAFE added that there are height and setback restrictions.

MOTION: To approve NR zoning with the PO including no multi-family or duplexes but allow three detached single-family structures on one lot; limitation of times of trash pickup and no restaurants.

RICHARDSON moved, **WARREN** seconded the motion.

FOSTER suggested adding galvanized steel posts for the fencing.

The **MOTION WAS AMENDED** to add galvanized steel post for the fencing with permission of the second.

WARREN said he believes duplexes take a bad hit and added that he has lived in duplexes most of his adult life. He said he believes the definition offered by the agent for townhomes is more than acceptable and that they can be a good asset to the neighborhood.

DIRECTOR MILLER asked for clarification on the motion.

JOHNSON said he would be voting against the motion because he believes people who live in single-family residential zoning have the right not to see encroachment into their area unless they agree to it.

The **MOTION** carried (12-1). **JOHNSON** – No.

6. **Case No.: ZON2016-00015** - Tommy Ly (owner/applicant) requests a City zone change from SF-5 Single-family Residential to LC Limited Commercial on property described as:

Beg NE cor Reserve E th W 135 ft S 45 ft E 135 ft N to beg exc E 10 ft deed for st. Lawrence's 2nd Add.

BACKGROUND: The applicant requests LC Limited Commercial (LC) zoning on a 0.13-acre platted parcel. The SF-5 Single-family Residential (SF-5) zoned site is developed with a single-family residence built in 1920. The site has 45 feet of frontage along South Seneca Street and 130 feet of depth. The site is 120 feet north of the West Maple Street intersection. The applicant also owns the GC General Commercial (GC) zoned property to the south, developed with a convenience store and gas station. The applicant intends to develop the site with a commercial use. The site is located within the Delano District, a commercial district serving West Wichita with a variety of commercial, personal service and entertainment uses since the 1870's.

The site is within the Delano Neighborhood Plan area and the Delano Overlay Neighborhood District (D-O). Any development or changes on the site will be reviewed by the Delano Design Review Committee for consistency with the Delano Neighborhood Design Guidelines. The Delano Neighborhood design guidelines would require a 10-foot landscaped building setback along South Seneca and parking lot screening with a three to four-foot tall masonry screening wall with wrought iron. The Unified Zoning Code (UZC) would require non-residential development on this site to provide screening from the residential site to the north and west. The UZC would require a 25-foot compatibility setback from the north side property line where abutting residential zoning and a 15-foot building setback on the western rear property line. Development on the site is required to meet the UZC parking requirements.

North of the site, along South Seneca, is a mixture of SF-5, TF-3 Two-family Residential (TF-3), MF-18 Multi-family Residential (MF-18) and B Multi-family Residential (B) zoning. North of the site is a vacant lot, further north are single, duplex and multi-family residences and a church. South of the site is a GC zoned convenience store and a B zoned assisted living facility. East of the site, across South Seneca, are GC zoned contractor and vehicle sales uses. West of the site, along South Dodge Avenue, are and a B, MF-18, TF-3 and SF-5 zoned retail, office, single and multi-family residential uses.

CASE HISTORY: The site was platted as a portion of Reserve E of the Lawrences 2nd Addition in 1885. The Delano Neighborhood Revitalization Plan was adopted in 2001. This site was rezoned from GI General Industrial (GI) to SF-5 as part of a Delano Neighborhood Revitalization Plan implementation rezoning in 2003.

ADJACENT ZONING AND LAND USE:

NORTH:	SF-5, TF-3, MF-18	Single-family, duplex and multi-family residences, church
SOUTH:	GC, B	Convenience store, assisted living
EAST:	SF-5, GC	Church, contractor sales and services
WEST:	MF-18, SF-5, B	Single-family residences, multi-family residences

PUBLIC SERVICES: South Seneca Street is a paved, four-lane arterial street at this location with an 80-foot right-of-way. South Seneca has a central median and turn lane adjacent to the site, and therefore will not have northbound Seneca Street left-turn access. Sidewalks exist on both sides of Seneca. The site currently has no driveway access to South Seneca. The site has rear access to an unpaved, dedicated 15-foot service alley. All public services are available to the site.

CONFORMANCE TO PLANS/POLICIES: The Delano Neighborhood Plan map depicts the site as appropriate for “commercial mixed use.” The adopted Wichita-Sedgwick County Comprehensive Plan, the *Community Investments Plan*, identifies the site as within the Established Central Area - the downtown core and mature neighborhoods surrounding it in a roughly three-mile radius. The Plan encourages infill development within the Established Central Area that maximizes public investment in existing and planned infrastructure and services. The Plan promotes downtown as the region’s preeminent walkable, mixed-use development area with a focus on office, retail, hospitality, government services, high-density residential, and entertainment, cultural, and civic facilities and activities. The Plan’s *2035 Wichita Future Growth Concept Map* identifies this location as “commercial,” encompassing 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.

RECOMMENDATION: Staff notes that this is a small site, and will likely be used in support of or in conjunction with the applicant’s commercial property to the south. Staff also notes that access to this site from South Seneca would not meet the Access Management Guidelines spacing requirement from the nearest access point to the south. Based upon information available prior to the public hearings, planning staff recommends that the request be **APPROVED**, subject to dedication of complete access control to South Seneca Street, and recording a cross-lot access agreement with the property to the south.

This recommendation is based on the following findings:

- (1) The zoning, uses and character of the neighborhood:** North of the site, along South Seneca, is a mixture of SF-5, TF-3, MF-18 and B zoning. North of the site is a vacant lot, further north are single, duplex and multi-family residences and a church. South of the site is a GC zoned convenience store and a B zoned assisted living facility. East of the site, across South Seneca, are GC zoned contractor and vehicle sales uses. West of the site, along South Dodge Avenue, are and a B, MF-18, TF-3 and SF-5 zoned retail, office, single and multi-family residential uses.
- (2) The suitability of the subject property for the uses to which it has been restricted:** The site is currently zoned SF-5 and could continue to be used as a single-family residence.

- (3) **Extent to which removal of the restrictions will detrimentally affect nearby property:** The bordering SF-5 zoned lot to the north is vacant. Future development on that site, and existing residences further north and west of the site, could be impacted by commercial development on the application area. Code required screening, landscaping and compatibility standards should mitigate impact on surrounding residences.
- (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 will make the property more marketable with a wider range of possible uses. Denial would presumably represent a loss of economic opportunity to the applicant or property owner.
- (5) **Conformance of the requested change to the adopted or recognized Comprehensive Plan and policies:** The Delano Neighborhood Plan map depicts the site as appropriate for “commercial mixed use.” The adopted Wichita-Sedgwick County Comprehensive Plan, the *Community Investments Plan*, identifies the site as within the Established Central Area - the downtown core and mature neighborhoods surrounding it in a roughly three-mile radius. The Plan encourages infill development within the Established Central Area that maximizes public investment in existing and planned infrastructure and services. The Plan promotes downtown as the region’s preeminent walkable, mixed-use development area with a focus on office, retail, hospitality, government services, high-density residential, and entertainment, cultural, and civic facilities and activities. The Plan’s *2035 Wichita Future Growth Concept Map* identifies this location as “commercial,” encompassing 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.
- (6) **Impact of the proposed development on community facilities:** All services are in place. Any increased demand on community facilities can be handled by existing infrastructure. Requiring shared access with the commercial property to the south will mitigate traffic conflicts caused by commercial development on the site.

JESS MCNEELY, Planning Staff presented the Staff Report.

MOTION: To approve subject to staff recommendation.

TODD moved, WARREN seconded the motion, and it carried (13-0).

7. **Case No.: ZON2016-00016** - HS5, LLC c/o Mike Strelow & K-2 Properties, LLC, (applicants/owners) request a City zone change from SF-5 Single family Residential to TF-3 Two-family Residential on property described as:

Beginning 758.8 feet South of the Northwest corner of the Northeast Quarter of Section 5, Township 27 South, Range 1 East of the 6th P.M., Sedgwick County, Kansas; thence South 94.5 feet; thence East 295 feet; thence South 213 feet; thence East 620 feet m/l to the center of Chisholm Creek; thence Northwesterly to a point 758.8 feet South of the North line of said Northeast Quarter; thence West 658 feet m/l to beginning except canal.

BACKGROUND: The applicants are requesting a zone change from SF-5 Single-family Residential (SF-5) to TF-3 Two-Family Residential (TF-3) zoning on a 3.1-acre undeveloped tract. The irregular shaped tract is located approximately 600 feet north of West 27th Street North on the east side of North Arkansas Avenue. The site has access onto Arkansas Avenue. A drainage channel abuts the east side of the site. The applicants intends to build 10-12 duplexes on the site. If the TF-3 zoning is approved the site will have to be platted with public street right-of-way and individual lots for each duplex. A Conditional Use is required for developing multiple duplexes on one lot in the TF-3 zoning district. The Unified Zoning Code (UZC) requires a minimum of 6,000-square feet per duplex, with a 35-foot minimum lot width.

This is a mature neighborhood with a mix of TF-3 and SF-5 zoned properties, with most of these properties developed as single-family residences and scattered duplexes. LC Limited Commercial (LC) zoned properties are located south and north of the site, at the intersections of 29th Street North and Arkansas and 25th Street North and Arkansas. These LC zoned properties are developed (but not limited to) with small restaurants, a convenience store, retail strip buildings, small commercial buildings, a small two-apartment building, vehicle repair garages, a car sales lot, single-family residences, a market. There appears to be some small vacant commercial buildings in the area. The largest developments in the area is the SF-5 and LC zoned Evergreen Public Park, which is developed with playing fields, tennis and basketball courts, open space, a gym, community buildings, a swimming pool, a library and a private educational building. An electrical substation is also located in the north end of the park. Wichita United School District USD 259 has Cloud Elementary School abutting Evergreen Public Park. A Grace Medical facility is attached to the elementary school. Both the park and school are located southwest of the site, across the 27th Street North and Arkansas Avenue intersection.

CASE HISTORY: BZA 3-81 was a variance request to reduce the required 5-acre minimum for the "G" Mobile Home zoning district (now MH Manufactured Housing {MH}) to 3.5-acres. The owner at the time was asking for the variance prior to requesting a zone change from "A" Single-Family Residential to G. The application for the variance was recommended for denial, resulting in the applicant withdrawing the variance request at the February 24, 1981 Board of Zoning Appeals meeting. The property appears to have been vacant before the 1981 variance case.

ADJACENT ZONING AND LAND USE:

NORTH:	SF-5, LC	Single-family residences, convenience store, small retail strips, restaurants
SOUTH:	SF-5, TF-3	Single-family residences, apartment, public park, car sales lot
EAST:	SF-5, TF-3	Drainage channel, single-family residences, scattered duplexes
WEST:	SF-5	Single-family residences

PUBLIC SERVICES: North Arkansas Avenue is a paved, two-lane minor arterial at this location with a 60 to 80 feet of right-of-way. All public services are available to the site.

CONFORMANCE TO PLANS/POLICIES: The adopted Wichita-Sedgwick County Comprehensive Plan, the *Community Investments Plan*, identifies the site as within the Established Central Area - the mature neighborhoods within an approximate three-mile radius of the downtown core. The Plan encourages infill development within the Established Central Area that maximizes public investment in existing and planned infrastructure and services. The Plan also encourages development of a variety of lot sizes and housing types within the Established Central Area. The Plan's *2035 Wichita Future Growth Concept Map* identifies this location as "residential," encompassing areas that reflect the full diversity of residential development densities and types, including duplexes, typically found in large urban municipality. The property appears to have been vacant before the 1981 its variance case, as such the proposed TF-3 zoning and subsequent duplex development is in line with the directives of the Plan.

RECOMMENDATION: Based upon information available prior to the public hearings, planning staff recommends that the request be **APPROVED**

This recommendation is based on the following findings:

- (1) **The zoning, uses and character of the neighborhood:** This is a mature neighborhood with a mix of TF-3 and SF-5 zoned properties, with most of these properties developed as single-family residences and scattered duplexes. LC Limited Commercial (LC) zoned properties are located south and north of the site, at the intersections of 29th Street North and Arkansas and 25th Street North and Arkansas. These LC zoned properties are developed (but not limited to) with small restaurants, a convenience store, retail strip buildings, small commercial buildings, a small two-apartment building, vehicle repair garages, a car sales lot, single-family residences, a market. There appears to be some small vacant commercial buildings in the area. The largest developments in the area is the SF-5 and LC zoned Evergreen Public Park, which is developed with playing fields, tennis and basketball courts, open space, a gym, community buildings, a swimming pool, a library and a private educational building. An electrical substation is also located in the north end of the park. Wichita United School District USD 259 has Cloud Elementary School abutting Evergreen Public Park. A Grace Medical facility is attached to the elementary school. Both the park and school are located southwest of the site, across the 27th Street North and Arkansas Avenue intersection.
- (2) **The suitability of the subject property for the uses to which it has been restricted:** The vacant site is currently zoned SF-5 and could be developed with a single-family residence or multiple single-family residences.
- (3) **Extent to which removal of the restrictions will detrimentally affect nearby property:** Impact on surrounding property due to the requested zone change should be minimal. TF-3 zoning is common within the surrounding blocks. Duplex development on the site could be better for the neighborhood than a large vacant lot.

- (4) **Conformance of the requested change to the adopted or recognized Comprehensive Plan and policies:** The adopted Wichita-Sedgwick County Comprehensive Plan, the *Community Investments Plan*, identifies the site as within the Established Central Area - the mature neighborhoods within an approximate three-mile radius of the downtown core. The Plan encourages infill development within the Established Central Area that maximizes public investment in existing and planned infrastructure and services. The Plan also encourages development of a variety of lot sizes and housing types within the Established Central Area. The Plan's *2035 Wichita Future Growth Concept Map* identifies this location as "residential," encompassing areas that reflect the full diversity of residential development densities and types, including duplexes, typically found in large urban municipality. The property appears to have been vacant before its 1981 variance case, as such the proposed TF-3 zoning and subsequent duplex development is in line with the directives of the Plan.
- (5) **Impact of the proposed development on community facilities:** All services are in place. Any increased demand on community facilities can be handled by existing infrastructure.

BILL LONGNECKER, Planning Staff presented the Staff Report.

MOTION: To approve subject to staff recommendation.

TODD moved, **WARREN** seconded the motion, and it carried (13-0).

8. **Case No.: ZON2016-00017** - Wayne and Donna Wulf (owners/applicants) request a County zone change from GC General Commercial to RR Rural Residential on property described as:

A parcel of land lying in the Northwest Quarter of Section 14, Township 28 South, Range 3 West of the 6th P.M., Sedgwick County, Kansas described as: Commencing at the Northwest corner of said Northwest Quarter Section; thence along the North line of said Quarter Section on an assumed bearing of N 89°25'27" E for a distance of 550.00 feet to the point of beginning; thence continuing along said North line for a distance of 580.00 feet; thence S 00°00'00" E parallel with the West line of said Quarter for a distance of 615.00 feet; thence S 89°25'27" W for a distance of 580.00 feet; thence N 00°00'00" W parallel with the West line of said Quarter for 615.00 feet to the point of beginning.

BACKGROUND: The applicant requests a downzoning from GC General Commercial (GC) zoning to RR Rural Residential (RR) on a 7.44-acre unplatted parcel. The site is located on the south side of West 39th Street South and east of Lake Afton. The site is not within a small city urban growth area. The site was rezoned from RR to GC in 2005 with a Protective Overlay (PO-160) which limits uses on the site to auditorium, restaurant and outdoor recreation. The primary structure on the site was built in 1955. A silo on the site was converted to a climbing wall with additional outdoor recreation features added to the site. The applicants indicate to staff that they have removed the commercial kitchen from the site, they intend to remove the outdoor recreation climbing features and intend to use the site as a single-family residence. The site is on well water and a shared lagoon with property to the south.

All property surrounding the site is also zoned RR. North of the site, across West 39th Street South, is the County firearms training facility. South and east of the site is property owned by Kings Camp Inc. with conditional use CU-332 for a recreational vehicle camp ground. The County Tax Assessor lists the use of the property south and east of the site as “child and youth services.” West of the site is the Lake Afton County Park.

CASE HISTORY: The site is unplatted, the primary structure on the site was built in 1955. The site was rezoned from RR to GC in 2005 with PO-160.

ADJACENT ZONING AND LAND USE:

NORTH:	RR	Firearms training facility
SOUTH:	RR	Child and youth services
EAST:	RR	Child and youth services
WEST:	RR	County park, lake

PUBLIC SERVICES: West 39th Street South is a paved, two-lane arterial street at this location with a 120-foot right-of-way. West 39th Street South has a central turn lane adjacent to the site. The site utilizes shared on-site water and sewer with property to the south. The applicants indicate to staff that they intend to develop on-site water and sewer on their property.

CONFORMANCE TO PLANS/POLICIES: The adopted Wichita-Sedgwick County Comprehensive Plan, the *Community Investments Plan*, identifies the site as “rural” and not within any small city growth areas. The “rural” 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*.

RECOMMENDATION: Based upon information available prior to the public hearings, planning staff recommends that the request be **APPROVED**.

This recommendation is based on the following findings:

- (1) **The zoning, uses and character of the neighborhood:** All property surrounding the site is also zoned RR. North of the site, across West 39th Street South, is the County firearms training facility. South and east of the site is property owned by Kings Camp Inc. with conditional use CU-332 for a recreational vehicle camp ground. The County Tax Assessor lists the use of the property south and east of the site as “child and youth services.” West of the site is the Lake Afton County Park.
- (2) **The suitability of the subject property for the uses to which it has been restricted:** The site is currently zoned GC and could continue to be used under PO-160 for an auditorium, restaurant and outdoor recreation.
- (3) **Extent to which removal of the restrictions will detrimentally affect nearby property:** The requested downzoning, from GC to RR, will create more restrictions on the property lowering potential impacts on surrounding properties.

- (4) **Conformance of the requested change to the adopted or recognized Comprehensive Plan and policies:** The adopted Wichita-Sedgwick County Comprehensive Plan, the *Community Investments Plan*, identifies the site as “rural” and not within any small city growth areas. The “rural” 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*.
- (5) **Impact of the proposed development on community facilities:** All services are in place. The requested downzoning will reduce demand on community facilities, infrastructure and services.

JESS MCNEELY, Planning Staff presented the Staff Report.

MOTION: To approve subject to staff recommendation.

TODD moved, WARREN seconded the motion, and it carried (13-0).

9. **Case No.: CON2016-00008** - Chavey Enterprises, LLC, c/o Mark Chavey (applicant/owner) and Baughman Company, P.A. c/o Russ Ewy request a City Conditional Use request for an Event Center within 200 feet of a church in GC General Commercial zoning on property described as:

Lot 1, Moose Lodge Addition, Wichita, Sedgwick County, Kansas.

BACKGROUND: The applicant is seeking “conditional use” approval for an “event center” on the GC General Commercial (GC) zoned site, located east of South Webb Road and south of East Kellogg Street. The event center will be offered for rent for private events such as weddings, reunions, anniversaries, birthdays, corporate or charitable events, art shows or similar activities. The event center will provide the options of the serving and consumption of alcohol, providing food and providing music for dancing or entertainment at the events. Per the “Wichita-Sedgwick County Unified Zoning Code” (UZC), an event center is defined as, “...premises that are frequently rented out for public or private activities that are not repeated on a weekly basis, and that are not open to the public on a daily basis at times other than when an event is scheduled”; UZC Sec. II-B.4.i. However the UZC defines an establishment that serves alcoholic beverages for consumption on the site, that may or may not serve food, and that may also provide live entertainment or dancing by employees or patrons as a “nightclub in the city”; UZC Sec. II-B.9.b.

A nightclub in the city is permitted by right in the GC zoning district unless the establishment is located within 300 feet of a church/place of worship, public park, school or residential zoning district, as measured property line to property line. Summit Church abuts the east side of the site, thus a conditional use is required. Applications for such venues, nightclubs with event center like restrictions, have become a fairly regular request of consideration by the MAPC.

The site plan submitted by the applicant depicts the site as it is currently developed. The 1.82-acre site is developed with a 115 paved parking spaces and a 14,250-square foot metal building, which used to house the fraternal organization Moose Lodge. The Moose Lodge ceased operations in 2012 and most of the building has been vacant since then, except for a portion of it being used for storage. The site last held alcohol and entertainment licenses in 2012. The Fire Department list the occupancy at a maximum of 146 when the dance floor is empty and 178 when loose tables and chairs are placed on the dance floor. The applicant proposes an indoor capacity of 178 and outdoor capacity of 165. The parking requirements of one space per three occupants works out to 60 parking spaces for indoor events and 55 spaces for outdoor events.

Compatibility noise standards (UZC, Article IV, Section IV-C.6) prohibit sound amplification systems for projecting music or human voices on any property zoned NO Neighborhood Office (NO) or more intensive if the music and/or voices can be heard within any residential zoning district that is located within a 500-foot radius of the subject site as compared with the applicant's proposed development standard "C." SF-5 zoned single-family residential development is located +/- 300 feet south of the site, across I-35, thus the compatibility noise standards apply.

The abutting north, east and west properties are zoned GC. The Club Rodeo nightclub and Nilla's Place (vacant?) abut the north side of the site. Discount auto sales, a general auto repair business, Groves liquor store, and Car Max auto sales are located further north, northeast and northwest of the site; there is a large concentration of auto sales lots along this section of East Kellogg Street. A paint warehouse abuts the east side of the site. A general vehicle repair shop and an auto parts sale business are located further west of the site. The already mentioned Summit Church abuts the east side of the site with more auto sales lots located further east-northeast. SF-5 Single-Family Residential (SF-5) zoned single-family residential neighborhoods are located +/- 300 feet south of the site, across I-35. The largest single development in the area is the LI Limited Industrial (LI) Beechcraft airplane manufacturing and sales complex (with runways), which is located approximately a quarter-mile north of the site, across Kellogg Street/US-54.

CASE HISTORY: The site is Lot 1, the Moose Lodge Addition, which was recorded with the Sedgwick County Register of Deeds April 15, 1993.

ADJACENT ZONING AND LAND USE:

North: GC Nightclub, car sales lots, liquor store
South: SF-5 I-35, single-family residential neighborhood
East: GC Church, car sale lots
West: GC Paint warehouse, general vehicle repair, auto parts sales

PUBLIC SERVICES: The site has access to Kellogg Street/US-54 Highway frontage, via an ingress-egress easements dedicated by separate instruments; Film 472-Page 178 and Film 1272-Page 1930. The site is served by all utilities.

CONFORMANCE TO PLANS/POLICIES: The “2035 Wichita Growth Concept Map” of the Comprehensive Plan identifies the general location as appropriate for “new employment” development. This category encompasses areas likely to be developed or re-developed by 2035 with uses that constitute centers or concentrations of employment primarily in manufacturing, warehousing, distribution, construction, research, technology, business services, or corporate offices. Major shopping centers and office parks are likely to be developed as well, based on market driven factors. Higher density housing and convenience centers are also development possibilities. The area is developed with large car sales lots, major shopping centers anchored by big box retail (Lowe’s and Wal-Mart), commercial strips, and stand-alone retail. The purpose of the GC zoning district is to accommodate retail, commercial, office and other complementary land uses. The GC zoning district is compatible with the new employment classification

The property is located in Area A of the Wichita Airport Hazard Zoning Overlay district that requires buildings over 25 feet in height to receive Federal Aviation Administration approval. The property is located less than a quarter-mile south of the south end of the Beechcraft runway. The Beechcraft airplane manufacturing and sales complex is the largest single development in the area.

RECOMMENDATION: The proposed nightclub has event center restrictions in regards to who and when it is available for use, which would seem to make it less intrusive than the abutting larger (approximately 25,500-square feet) Club Rodeo nightclub, which is open to the general public potentially seven days week. The proposed use would not introduce a new use to the area and would operate in a building that was built by the Fraternal Order of the Moose, which was essentially a private club for members that provided alcoholic beverages, food and music for entertainment and dancing. Based upon information available at the time the staff report was prepared, it is recommended the request for a nightclub-event center be **approved subject to the following conditions:**

1. The permitted occupancy for the indoor events center is limited to 178 persons, and outdoor accommodations, including tents, shall be limited to 165 persons.
2. The facility will be operated similar to an event center where the building or facility is rented out for private activities where the patrons are present by invitation only to attend a scheduled event, where events or activities are not repeated on a weekly basis and where the facility is not open on a daily basis at times other than when an event is scheduled. The purpose of the facility is the hosting of a variety of gatherings where food, beverages (including alcohol), music or dancing may be offered for purposes such as life cycle events (i.e. birthdays, anniversaries, weddings, reunions); corporate or professional functions (i.e. seminars, meetings, lectures, retreats); other special events including charitable events, fundraisers, and art shows; holiday festivities; or photographic shoots; and other similar events.
3. To the extent that the presence of entertainment and/or alcohol, which may technically classify the facility as an “entertainment establishment” or “nightclub in the city”, approval of this “conditional use” shall not be deemed to create or allow a facility which is open to the general public whereby alcoholic drinks and/or cereal malt beverages are sold by individual drink and consumed on the property. No business that is classified as a “drinking establishment,” “tavern,” “class A club,” or “class B club” as defined in Chapter 4.04, et seq., of the city Code of Ordinances shall be allowed.
4. Trash receptacles shall have solid screening around them and a gate made of similar material as the screening and shall not be located within a 100 feet of the eastern and southern sides of the site.
5. All Sexually-Oriented Businesses, as currently defined by the Wichita-Sedgwick County Unified Zoning Code, are prohibited.

6. The facility shall obtain, and at all times maintain, a liquor license(s) as are required from the appropriate local and/or State authorities. Outside vendors/caterers shall obtain and maintain at all times while participating in events at the Event Center, a liquor license as required from the appropriate local and/or State authorities.
7. The event center may be open and operated 6:00 a.m. to 2:00 a.m.
8. Tents may be erected a minimum of two hundred feet (200') from the eastern lot line, and subject to compliance with all applicable building and fire code requirements. All tents shall be disassembled and stored indoors within 24 hours of an event.
9. All live music or music provided by a DJ is an option for events and shall be located within a building. Music to accompany wedding ceremonies or other outdoor events shall be at a low volume so as not to be a nuisance. Except for low level music that cannot be heard on neighboring properties, no outdoor musical group or speakers will be allowed within two hundred feet (200') from the eastern lot line. Compatibility noise standards (UZC, Article IV, Section IV-C.6) prohibit sound amplification systems for projecting music or human voices on any property zoned Neighborhood Office (NO) or more intensive if the music and/or voices can be heard within any residential zoning district that is located within a 500-foot radius of the subject site.
10. Access shall be as indicated on the Plan.
11. Landscaping requirements shall be per the Wichita-Sedgwick County Unified Zoning Code.
12. All applicable permits, licenses, inspections or change in use shall be obtained prior to occupancy.
13. The site shall be developed in substantial compliance with the approved site plan. Deviations which in the opinion of the Zoning Administrator, substantially and/or materially differ from the approved site plan shall require the plan to be amended through the public hearing process. Amendments, adjustments or interpretations to this Conditional Use shall be done in accordance with the Unified Zoning Code.
14. If the Zoning Administrator finds that there is a violation of any of the provisions or 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 the Conditional Use null and void: Add this condition.

This recommendation is based on the following findings:

1. The zoning, uses and character of the neighborhood: The abutting north, east and west properties are zoned GC. The Club Rodeo Bar and Nilla's Place (vacant?) abut the north side of the site. Discount auto sales, general auto repair, Groves liquor store, and Car Max auto sales are located further north, northeast and northwest of the site; there is a large concentration of auto sales lots along this section of East Kellogg Street. A paint warehouse abuts the east side of the site. A general vehicle repair shop and an auto parts sale business are located further west of the site. The already mentioned Summit Church abuts the east side of the site with more auto sales lots located further east-northeast. SF-5 Single-Family Residential (SF-5) zoned single-family residential neighborhoods are located +/- 300 feet south of the site, across I-35. The largest single development in the area is the LI Limited Industrial (LI) Beechcraft airplane manufacturing and sales complex (with runways), which is located approximately a quarter-mile north of the site, across Kellogg Street/US-54.
2. The suitability of the subject property for the uses to which it has been restricted: The application area is zoned GC which permits a very wide range of residential, office, institutional, retail, commercial, uses and a few industrial uses by right. Therefore, it is reasonable to expect that the site could be put to economic use as currently zoned.

3. Extent to which removal of the restrictions will detrimentally affect nearby property: The application area is zoned GC which permits a very wide range of residential, institutional, office, retail, commercial, and a few industrial uses by-right. A nightclub/event center subject to the operational and development standards and conditions recommended in the conditional use above may be less intense than the Club Rodeo nightclub abutting the north side of the site.
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 public with an additional choice of venue of the type proposed. It is a curious phenomenon that applications for such celebratory venues, nightclubs with event center like restrictions, have become a fairly regular consideration for the MAPC. Denial would presumably represent a loss of economic opportunity to the applicant or property owner.
5. Conformance of the requested change to the adopted or recognized Comprehensive Plan and policies: The 2035 Wichita Growth Concept Map” of the Comprehensive Plan identifies the general location as appropriate for “new employment” development. This category encompasses areas likely to be developed or re-developed by 2035 with uses that constitute centers or concentrations of employment primarily in manufacturing, warehousing, distribution, construction, research, technology, business services, or corporate offices. Major shopping centers and office parks are likely to be developed as well, based on market driven factors. Higher density housing and convenience centers are also development possibilities. The area is developed with large car sales lots, major shopping centers anchored by big box retail (Lowe's and Wal-Mart), commercial strips, and stand-alone retail. The purpose of the GC zoning district is to accommodate retail, commercial, office and other complementary land uses. The GC zoning district is compatible with the new employment classification

There are also two churches located in the area as well as one large night club. A nightclub in the city is permitted by right in the GC zoning district unless the establishment is located within 300 feet of a church/place of worship, public park, school or residential zoning district, as measured property line to property line. Summit Church abuts the east side of the site, thus the conditional use application.

6. Impact of the proposed development on community facilities: Existing facilities are capable of serving the proposed use.

BILL LONGNECKER, Planning Staff presented the Staff Report. He referenced Condition #4 on page 4 of the Staff Report and stated that staff is okay with the requested change to the item regarding trash receptacles to conform to the UZC. He added that he had received no protests or calls against the case. He said DAB II will consider the case next Monday night.

RICHARDSON clarified so there is no limitation on how far east the trash receptacles can be located.

LONGNECKER said there is no limitation in the UZC.

MILLER STEVENS said she would like to hear from the agent.

EWY apologized and said this was a relatively minor issue. He said the provision as originally written made it seem like any trash receptacle, anywhere on the property would have to be provided screening. He said the site is within 150 feet of street right-of-way, which triggers the requirement to screen the trash receptacles. He said they would like screening of the trash receptacles on the site as per the UZC.

MOTION: To approve subject to staff recommendation as amended at this meeting.

WARREN moved, **GOOLSBY** seconded the motion, and it carried (13-0).

NON-PUBLIC HEARING ITEM

CHAIR NEUGENT announced that Commissioner Dailey had requested to speak to the Commission about some changes to the Landscape Ordinance that were made by the City Council but did not come before the Commission for recommendation first.

DAILEY commented that changes to the Landscape Ordinances were made by the City Council. He said one of the main items in the Ordinance says it shall be sent to MAPC for review and comment. He said he talked to staff two weeks ago and was told that the City had been working on those proposed changes for 4-5 years and they didn't even remember when it came to the Planning Department/Planning Commission for review. He said the change corrected capitalization, punctuation and so on but some things were overlooked including references to sections that were deleted with regard to required landscape street yards. He said the most shocking thing is the whole section about MAPC review and comment was deleted out of the Ordinance. He said he wanted to the Planning Commission to know that this had happened. He said he has spoken with legal counsel and was assured that some of the items he was concerned about are covered in other ordinances.

DICKGRAFE indicated that she has been asked to review the ordinances to determine what exactly happened and what changes need to be made if any. She said she would report her findings back to the Planning Commission as soon as she is through reviewing the 783 pages.

CHAIR NEUGENT thanked Commissioner Dailey for bringing the matter to the Commission's attention. She said she felt it would be nice if the Planning Commission had been asked or notified if they were not going to be responsible for landscape review anymore.

GOOLSBY (Out @3:20 p.m.)

FOSTER said he has seen blatant non-compliance with the Landscape Ordinance all over town. He referenced a report he submitted to MABCD five years ago, and noted that to date nothing has occurred to correct the situation. He said on his "to do" list he is going to go around and take photographs of dozens of sites that are in non-compliance of the Landscape Ordinance and forward them to staff for appropriate action.

DAILEY said staff provided a delineated copy of the Ordinance which is available for any of the other Commissioners who are interested in receiving a copy.

DICKGRAFE clarified that the Planning Commission is mainly interested in the landscape portion of the Ordinance.

DAILEY said mainly Chapter 10.

FOSTER commented since the County Manager was present he wanted to mention for the record the exemplary counsel the Planning Commission received from retired County Assistant Attorney Robert Parnacott. He said he wanted to thank him for his unbelievable service to this body.

CHAIR NEUGENT said Mr. Parnacott walked the Commission through many situations and handled it very professionally.

The Metropolitan Area Planning Commission adjourned at 3:24 p.m.

State of Kansas)
Sedgwick County) ss

I, W. Dale Miller, Secretary of the Wichita-Sedgwick County Metropolitan Area Planning Commission, do hereby certify that the foregoing copy of the minutes of the meeting of the Wichita-Sedgwick County Metropolitan Area Planning Commission, held on _____, is a true and correct copy of the minutes officially approved by such Commission.

Given under my hand and official seal this _____ day of _____, 2016.

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

(SEAL)



DEPARTMENT OF LAW
INTEROFFICE MEMORANDUM

TO: Metropolitan Area Planning Commission
FROM: Sharon L. Dickgrafe, Chief Deputy City Attorney
SUBJECT: Landscape Code Amendments
DATE: June 9, 2016

On June 9, 2016, amendments to the landscaping code were presented to the Subdivision Regulation Committee.

Below is a summary of the comments and recommendations made by the Committee:

1. Addition of language in header: “**An Ordinance** creating”;
2. Revision of the title of Kansas Urban Forestry Council’s publication to: “Kansas Forest Services” publication titled “Preferred Tree Species for South Central Kansas”;
3. The addition of language to Section 28.06.040(2) regarding tree spacing. The trees **should** be generally evenly spaced, **but located to achieve maximum screening benefit.**”
4. Suggested clarification of “right of way’ vs. “right-of-way”;
5. Addition of language to Section 28.06.050(5) to included lawn, turf and grasses to be used in connection with berms;
6. Suggested deletion of Section 28.06.070C regarding Siberian Elms;
7. Suggested additional language to Section 28.06.070N: **In addition to required shrubs and trees, a landscape plan may not provide for more than eighty-five (85) percent buffalo grass;**
8. Suggested to reference more recent version of American National Standards Institute publication in Section 28.06.070O;
9. Addition of language to Section 28.06.090A that written permission of adjacent property owner could be given for either existing screening or to allow permission for screening to be planted on adjacent property;

10. Addition of language to Section 28.06.090F that if items are deleted from the proposed landscape plan, that an addendum must include an equal percentage of landscaping items deleted.
11. A discussion occurred regarding the process for obtaining compliance to the code, whether periodic inspections should occur after building is completed and process for release of letter of credit. MABCD will be contacted by staff to provide clarification of these requirements at the MAPC meeting.
12. A discussion occurred regarding the appropriate penalty to be assessed, including whether the fine should be raised and if jail time was necessary.

Sharon L. Dickgrafe
Chief Deputy City Attorney

SLD

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

AGENDA ITEM NO. 3

DATE: June 9, 2016
TO: Subdivision Committee
FROM: Neil Strahl, Senior Planner
SUBJECT: Amendments to Landscape Code

City Code Chapter

The Landscape Code is currently located in Chapter 10.32 of Title 10 Streets and Sidewalks. Title 10 regulations are generally administered by MABCD. The Landscape Code will be moved to Title 28 which contain regulations administered by MAPD:

- Chap 28.04 Zoning
- Chap 28.05 Subdivision Regulations
- New Chapter 28.06 Landscape Code

Required landscaped street yard

A chart was added for better readability.

Proposed 28.06.030.A – “Neighborhood swimming pools” and “Vehicle and equipment sales” were added to single-family and two-family uses as being uses exempt from providing a landscaped street yard.

This is a codification of current practices. Neighborhood swimming pools platted as Reserves in residential developments with residential zoning do not need to provide a landscaped street yard (although classified as commercial uses in the Building Code). Vehicle and equipment sales lots are exempt since landscaping in front of a display area negates the purpose of the display, particularly if the display is too tall.

Required Buffers

28.06.040.A.2. Language changed to “Trees must be generally evenly spaced” instead of “may be irregularly spaced”.

28.06.040.B.2. For buffers with no solid screening: Buffer of 1 tree for every 20 feet of length with no shrubs provided as an alternative to 1 tree plus 5 shrubs for every 30 feet

Terminology changes, Corrections, Language clarifications, Cross-references corrections

Terminology Change: 28.06.030. C.5. and 28.06.050.A.6. Minor Street Privilege Permit changed to Right-of-way Use Permit

Correction: 28.06.030.C.6. Fences in 25-ft sight visibility triangle constructed to four feet above

grade instead of 3 feet

Clarification: 28.06.030.C.6. Shrubbery and walls

Clarification: 28.06.070.J. Kansas One-call

Various cross-references were corrected

Exceptions and Modifications

28.06.090.A. This is a codification of current practices. Off-site buffers will be allowed with written permission of the adjoining landowner.

Provisions placed back into Code

These provisions were inadvertently removed from the Landscape Code with the recent Ordinance adopted by City Council. This new Ordinance places these provisions back into the Code.

28.06.080. Maintenance

28.06.090.E. Planning Director to grant waivers with appeals reviewed by BZA.

28.06.100. Water conservation measures

28.06.110. Enforcement

28.06.130 Penalties

28.06.150 Amendments, requiring review and comment by MAPC.

05-23-16

ORDINANCE NO. _____

AN CREATING CHAPTER 28.06 OF THE CODE OF THE CITY OF WICHITA, KANSAS, PERTAINING TO THE RULES AND REGULATIONS GOVERNING LANDSCAPING AND PARKING LOT SCREENING.

BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF WICHITA, KANSAS:

SECTION 1. Section 28.06.010 of the Code of the City of Wichita, Kansas, is hereby created to read as follows:

“Purpose.” The purpose of this Chapter is to enhance the attractiveness of the community through the establishment of landscape requirements for urban development projects. The standards herein established shall apply to all new development and certain levels of redevelopment, renovation and/or additions within the corporate boundaries of the city, except single-family residences and duplexes. Parking lot screening and landscaping, but not landscaped street yard requirements, shall apply to development occurring on property in the “CBD” Central Business District as described in the Wichita / Sedgwick County Unified Zoning Code (UZC).

Properly established and maintained, landscaping can improve the livability of neighborhoods, enhance the appearance of commercial areas, increase property values, improve relationships between incompatible uses, screen undesirable views, soften the effects of structural features, and contribute to a positive overall image of the community.

SECTION 2. Section 28.06.020 of the Code of the City of Wichita, Kansas is hereby created to read as follows:

Definitions.

As used in this Chapter:

"Average lot depth" means the horizontal distance between the front and rear lot lines measured along the median between the side lot lines. For multiple-frontage lots, the average lot

depth measured from each street shall be divided by the total number of streets to obtain one average depth for the lot.

"Berm" means an earthen mound designed to provide visual interest, screen undesirable views and/or decrease noise.

"Board of Zoning Appeals" means the Wichita Board of Zoning Appeals."

"Conifer tree" means an evergreen tree, usually of the pine, spruce or juniper genus, bearing cones and generally used for its screening qualities. For purposes of these regulations, a conifer shall be considered a shade tree if it is at least five feet tall when planted and is one of the evergreen trees listed in the Kansas Urban Forestry Council's publication titled "Preferred Tree Species for South Central Kansas" and will obtain a mature height of twenty feet or greater.

"Deciduous" means trees and shrubs that shed their leaves annually.

"Evergreen" means trees and shrubs that do not shed their leaves annually.

"Ground cover" means living landscape materials or low-growing plants, other than turf grasses, installed in such a manner so as to provide a continuous cover of the ground surface, and which upon maturity normally reach the average maximum height of not greater than twenty-four inches.

"Landscape materials" means living plants, such as trees, shrubs, vines, ground cover, flowers and grasses. It may include such nonliving features as bark, wood chips, rock, brick, stone or similar materials (monolithic paving not included) and structural and/or decorative

features such as fountains, pools, gazebos, walls, fences, benches, light fixtures, sculpture pieces, and earthen berms, terraces and mounds.

"Landscaping" means the product of careful planning and installation using any combination of landscape materials subject to the limitations set out in this Chapter which results in the softening of building lines, the modification of environmental extremes, the definition of separate functional spaces and the presentation of a pleasing visual effect on the premises.

"Metropolitan Area Building and Construction Department (MABCD) " means the Wichita-Sedgwick County Metropolitan Area Building and Construction Department.

"Mulch" means nonliving organic, inorganic or synthetic materials customarily used in landscape design and maintenance to retard soil erosion, retain moisture, insulate soil against temperature extremes, suppress weeds, deter soil compaction and provide visual interest.

"Ornamental tree" means a deciduous tree possessing qualities such as flowers or fruit, attractive foliage, bark or shape, with a mature height generally under forty feet. Trees listed in the Kansas Urban Forestry Council's publication titled "Preferred Tree Species for South Central Kansas" **or the Wichita Landscape Ordinance Guidebook** as small deciduous trees and medium deciduous trees will be classified as ornamental trees for purposes of administering these regulations.

"Parking lot" means an area not within a building or other structure where motor vehicles may be stored for the purpose of temporary, daily or overnight off-street parking. This definition shall include vehicle queuing or holding areas such as at car washes, drive-up windows, gasoline

pumps, etc., but shall not include vehicle storage and display area for new and used vehicle sales lots or parking for one-family and two-family dwellings.

"Shade tree" means usually a deciduous tree—rarely an evergreen—planted primarily for its high crown of foliage or overhead canopy. Trees listed in the Kansas Urban Forestry Council's publication titled "Preferred Tree Species for South Central Kansas" **or the Wichita Landscape Ordinance Guidebook** as large deciduous trees and very large deciduous trees will be classified as shade trees for purposes of administering these regulations.

"Shrub" means a deciduous or evergreen woody plant smaller than a tree and larger than ground cover, consisting of multiple stems from the ground or small branches near the ground, which attains a height of twenty-four inches or more.

"Site Specific." As used in this Chapter, "site specific" means that the plant material chosen to be used on a site is particularly well suited to withstand the physical growing conditions which are normal for that location.

"Street frontage" means the length of the property abutting on one side of a street measured along the dividing line between the property and the street.

"Street wall" means any building wall facing a street.

"Street wall line" means a line that extends from the building parallel to the street wall until it intersects a side or rear lot line or a wall line of another building.

"Street yard" means the area of a lot which lies between the property line abutting a street and the street wall line of the building. If a building has a rounded street wall or if the building is

on an irregular-shaped lot, wall lines extending parallel to the street wall from the points of the wall closest to the side property lines shall be used to define the limits of the street yard.

“Unified Zoning Code (UZC)” means the Wichita-Sedgwick County Unified Zoning Code.

"Xeriscape" means water conservation through creative landscaping which applies the following seven principles:

- (1) Plan and design carefully;
- (2) Improve the soil water-holding capacity through use of soil amendments;
- (3) Use efficient irrigation methods and equipment;
- (4) Select site-specific, hardy plant materials, and then group all plants according to their sun and moisture needs;
- (5) Use turf grass appropriately in locations where it provides functional benefits;
- (6) Mulch;
- (7) Give appropriate and timely maintenance.

"Zoning Lot" means a parcel of land that is designated by its owner or developer at the time of applying for an occupancy certificate as a tract, all of which is to be used, developed or built upon as a unit under single ownership. Such lot may consist of

- (1) A single lot of record; or
- (2) A portion of a lot of record; or
- (3) A combination of complete lots of record, complete lots and portions of lots of record, or portions of lots of record.

SECTION 3. Section 28.06.030 of the Code of the City of Wichita, Kansas, is hereby created to read as follows:

“Required landscaped street yard.”

A. The minimum amount of landscaped street yard for all uses except single-family, two-family and neighborhood swimming pools, as defined by the UZC, which are adjacent to at-grade expressway or freeway frontage roads, arterial or collector streets designated in the Kansas Department of Transportation Functional Classification Map, or which are adjacent to local streets when across from residential districts, except as provided for in subsections (A)(4) and (A)(5) of this section, shall be as follows:

Average Lot Depth (ft.)	Square Footage Factor (ft ² / linear foot)
175.00 or less	8
175.01–275.00	10
275.01–375.00	15
Greater than 375.00	20

1. The square footage per linear foot of street frontage may be reduced twenty (20) percent if the minimum planting size of materials specified in subsections (C)(3) and (C)(4) of this section is increased by one hundred (100) percent or more.
2. Plants, installation and maintenance techniques meeting the principles of Xeriscape shall be utilized for landscaping required by these regulations.
3. On a Zoning Lot with frontage on two or more streets, each of which requires a landscaped street yard, the landscaped area requirement shall be based on the sum of the street frontages, less the greatest perpendicular distance between the property line abutting a street and the street wall line, multiplied by the factor based on average lot depth as referenced above. On multiple-frontage lots where the use of the average lot

depth, as defined by the Chapter, would require more landscaped street yard than would be required if each frontage were calculated individually, the lesser of the calculations may be used. Although the required amount of landscaped street yard does not have to be equally distributed to the various street frontages, there shall be no less than twenty (20) percent of the total required landscaping within any street yard.

4. On collector streets with industrial zoning on both sides of the street, the requirement for a landscaped street yard shall be automatically waived.
5. In the “CBD” Central Business District, no landscaped street yard shall be required.
6. No landscaped street yard shall be required for “vehicle and equipment sales” as defined by the UZC.

B. Minimum number of trees within street yards:

There shall be a minimum of one (1) shade tree or two (2) ornamental trees for every five hundred (500) square feet or fraction thereof of the required minimum landscaped street yard.

C. Design standards for landscaped street yards and required trees:

1. Trees shall be located in planter areas of sufficient size and design to accommodate the growth of the trees and protected to prevent damage to the trees by vehicles. A minimum of twenty-five (25) square feet of permeable ground surface area per tree is recommended.
2. The required trees may be clustered along a particular façade or boundary of the project. Trees need not be spaced evenly, although it is permissible to do so, provided adequate distance is maintained between individual specimens. Minimum spacing for ornamental trees is recommended to be fifteen (15) feet and forty (40) or more feet for shade trees. The trees shall be selected from a list of tree types that are commonly known to grow in the Wichita area and are listed in the publication prepared by the Kansas Urban Forestry Council and titled "Preferred Tree Species for South Kansas" or the Wichita Landscape Ordinance Guidebook.
3. The minimum size at the time of planting of required trees shall be as follows: shade trees—two (2) inch or greater caliper measured at a height of six (6) inches above

the ground; ornamental trees—one (1) inch or greater caliper measured six (6) inches above the ground; conifer trees five (5) feet or more in height.

4. Shrubbery may be substituted for up to one-third (1/3) of the required trees at the rate of ten (10) shrubs for one (1) required shade tree. Substitute shrubbery shall be of a site-specific type that attains a mature height of at least two (2) feet and shall be no less than two (2) gallon container size at the time of planting.
5. The required trees (shade trees or ornamental trees but not conifers) and/or shrubs may be located in part or in total in adjacent public Right -of- Way area if approved as to location **by a Right-of-Way Use Permit issued** by the Traffic Engineer and approved as to type **of tree** by the superintendent of landscape and forestry and no conflicts exist with utility locations. Trees and shrubs should be located no closer than six (6) feet to the Curb line of adjacent streets. Trees should also be located no closer than six (6) feet to either side of a sidewalk unless root barrier materials are installed at the sidewalk on the tree side.
6. Fences which are twenty-five (25) percent or more opaque in design shall be constructed no higher **than four (4) feet above the finished grade in** a required landscaped street yard when located within a right triangle, the sides of which are formed by a line extending twenty-five (25) feet toward the shrubbery, wall or fence from any vehicular access point along the street Right-of-Way line and a line extending six (6) feet away from and perpendicular to the street Right-of-Way line from the same access point.

Shrubbery and walls which are twenty-five (25) percent or more opaque in design shall be constructed no higher **thirty three (33) inches above the bottom of the gutter or the lowest point of the traveled surface of the roadway in** a required landscaped street yard when located within a right triangle, the sides of which are formed by a line extending twenty-five (25) feet toward the shrubbery, wall or fence from any vehicular access point along the street Right-of-Way line and a line extending six (6) feet away from and perpendicular to the street Right-of-Way line from the same access point.

Shrubbery, walls, fences, or other obstructions located near the intersection of streets shall maintain sight visibility clearance as specified in Chapter 11.22 of the City Code. All opaque fences shall be located toward the private property side of required landscaped street yards along street Right-of-Way to maintain a landscaped appearance along the street.

7. The intent of the landscaped street yard is to visually soften the masses of building and parking lots and to separate building areas from parking areas through the use of plantings. Paved plazas may be credited to a maximum of fifty (50) percent of required street yard landscaping area if such plazas have trees and/or shrubbery which provide(s) visual relief to those building elevations forming the major public views of the project. Paved walkways and bike paths connecting public sidewalks to buildings located on private property within a landscaped street yard may also be credited to a maximum of fifty (50) percent of the required landscaped street yard.

SECTION 4. Section 28.06.040 of the Code of the City of Wichita, Kansas, is hereby created to read as follows:

“Required buffers.”

A. Buffers between Nonresidential and Residential Development:

1. Where Required. Such a buffer is required along the common property line of any nonresidential project in any zoning district where such project is adjacent to a residential district.
2. Design Standards. There shall be a minimum of one (1) shade tree or two (2) ornamental trees for every forty (40) feet or fraction thereof of lot line abutting the residential district. The trees **must be generally evenly spaced** and shall be within fifteen (15) feet of the property line common to the residential district. If utility and/or drainage easements occupy this fifteen (15) foot perimeter area, the trees may be located outside the easements. Each tree shall be in a planting area having a minimum permeable ground surface of twenty-five (25) square feet. The minimum size at the time of planting of required trees shall be as follows: shade trees—two (2) inch or greater caliper measured at a height of six (6) inches above the ground; ornamental trees—one (1) inch or greater caliper measured at a height of six (6) inches above the ground; conifer trees—five (5) feet or more in height. These trees

shall be in addition to any screening required by Wichita / Sedgwick County Unified Zoning Code.

B. Buffers between adjacent Multi-Family Residential or Manufactured Home Parks and Single-Family/Two-Family Residential Projects:

1. Where Required. Such a buffer is required along the side and/or rear lot line of any multi-family project (a project with three or more dwelling units in one building) or manufactured home park in any zoning district where such a project is adjacent to a single-family or two-family zoning district.
2. Design Standards. The required buffer shall be a minimum of fifteen (15) feet in width. There shall be a minimum of one (1) shade tree or two (2) ornamental trees and five (5) shrubs for every thirty (30) feet of the length of the buffer; **alternatively, a minimum of one (1) shade tree or two (2) ornamental trees for every twenty (20) feet of length of the buffer may be used.** A minimum of one-third (1/3) of the trees and shrubs shall be evergreen. The minimum size at the time of planting of required trees shall be as follows: shade trees—two (2) inch or greater caliper measured at a height of six (6) inches above the ground; ornamental trees—one (1) inch or greater caliper measured at a height of six (6) inches above the ground; conifer trees—five (5) feet or more in height. The minimum size of shrubs shall be two (2) gallon containers. The width of the required buffer may be reduced to twelve (12) feet if the minimum planting size of materials is increased by one hundred (100%) percent or more. Parking shall be screened from adjacent residential areas in accordance with the parking lot screening requirements listed below. Required screening may be located within the buffer area. Parking may not be located within the buffer area.

SECTION 5. Section 28.06.050 is hereby created to read as follows:

Parking lot screening and landscaping.

A. Required Screening. All new parking lots or additions to parking lots shall be continuously screened from view from adjacent residential districts and certain types of streets

when within one hundred fifty feet thereof (measured from the property line adjacent to the street), except at points of vehicular and/or pedestrian ingress and egress, to a minimum height of three feet above the parking surface by the use of berms and/or plantings, with the following exemptions: (1) open parking lots in one-family and two-family residential projects in any zoning district and (2) open parking lots in industrial districts located on collector streets with industrial zoning on both sides of the street. Walls and fences may be used in combination with berms and plantings but may not be used as the sole means of screening a parking lot, except in the central business district where walls and fences may be used as the sole screening if they are compatible (i.e. similar in color, texture and pattern) with the architectural character of adjacent buildings and if it can be demonstrated that berms or plantings would result in loss of parking spaces. This requirement shall apply to all at-grade expressway, freeway, and arterial and collector street frontages and to all local streets when parking is across from residential zoning districts. On corner lots where parking is within one hundred fifty feet of two or more streets but not all the street frontages require parking lot screening (due either to type of street or zoning district across the street), the parking lot screening shall wrap around the corner of the lot from the frontage which does require screening for a distance of not less than one hundred feet.

1. Walls or fences used in combination with berms and/or plantings shall avoid a blank and monotonous appearance by such measures as architectural articulation and placement of vines, shrubs and/or trees.
2. All screening and landscape elements may be located within and be substituted for required landscape buffers and street yards, provided sight clearances are maintained as specified in this Chapter and provided further that the minimum number of trees

otherwise required in the yard or buffer are established in the street yard. Shrubs used in meeting screening requirements shall not be substituted for required trees.

3. Where walls and fences are to be combined with vines and shrubs to create the screening effect, they should be located in a planting strip with a minimum width of no less than three feet from the edge of any adjacent sidewalk. Landscape materials shall be located on the public Right -of- Way side of the wall or fence.

4. Where shrubs, trees and other landscape materials are used exclusively to create the screening effect, they should be located in a planting strip with a minimum width of no less than five feet from the edge of the parking lot paving to the edge of any adjacent sidewalk.

5. Where berms are to be combined with trees, shrubs, walls or fences to create the screening effect, they should be located in a planting strip with a minimum width of no less than ten feet from the edge of the parking lot paving to the edge of any adjacent sidewalk.

6. Planting strips associated with parking lot screening may be located in whole or in part on public street Right -of-Way on the basis of an approved landscape plan, provided adequate public Right -of-Way exists, there is no less than fourteen and one-half feet of Right-of-Way between the property line and the curb, no conflict exists with public utilities, and the location of berms, walks, irrigation fixtures and other permanent landscape features is subject to a Right of Way Use Permit granted by the City Engineer.

7. The minimum size at the time of installation of plant materials used for parking lot screening shall be as follows: shade trees—two-inch or greater caliper measured at a

height of six inches above the ground; ornamental trees—one-inch or greater caliper measured six inches above the ground; conifer trees—five feet or more in height; shrubs—eighteen-inch height. Shrubs used for parking lot screening shall be expected to obtain a height of at least thirty-six inches within the third year after planting. Spacing between shrubs will depend upon the type of shrub but shall be close enough to achieve a visual screen when the plants reach maturity.

8. Evergreen and/or deciduous plant materials may be used, provided a solid screening effect is maintained on at least two-thirds of the treated frontage during all seasons of the year.

9. All screening materials and landscape features shall be protected from vehicular damage or encroachment by appropriately located curbs or wheel stops.

B.

Required Landscaping. All new parking lots or additions to parking lots which create twenty or more spaces and which are required to provide screening in accordance with this Chapter shall also be required to provide at least one shade tree or two ornamental trees for each twenty parking spaces or fraction thereof over twenty. Vehicle queuing and holding areas shall not be counted when determining the number of spaces in a lot. Up to one-half of all trees required by the landscaped street yard calculations may be used to satisfy these parking lot landscaping requirements. The trees shall be located within and around the parking lot to enhance the appearance of the lot and to reduce the deleterious effect of large expanses of paved areas. In parking lots containing fifty spaces or more with two or more drive aisles and three or more parking bays, all of which are contiguous, at least one-half of the required trees shall be planted in interior planting islands with each tree having a

minimum permeable ground surface area of twenty-five square feet. Trees shall be protected from possible damage caused by vehicle bumpers by the use of bumper blocks, raised curbs or other protective means. Whenever this requirement results in loss of potential spaces to the extent that the number of parking spaces required by the zoning code cannot then be provided, an adjustment in the number of parking spaces shall automatically be granted without having to receive Board of Zoning Appeals' approval. The minimum acceptable tree size at the time of installation shall be a two-inch caliper for a shade tree and a one-inch caliper for an ornamental tree, both measured at a height of six inches above the ground.

SECTION 6. Section 28.06.060 is hereby created to read as follows:

Percentage in living materials.

Unless otherwise specified, required landscape area shall consist of a minimum of fifty-five percent in ground surface covering by living grass or other plant materials. The foliage crown of trees that may extend over monolithic paved surfaces beyond the required landscaped area or over nonliving surfaces within the required landscaped area shall not be used in the fifty-five percent or other required percentage calculation. The remaining forty-five percent of the required landscape area may be covered with bark, wood chips, rock, bricks, stone, or similar materials (monolithic paving not included). An effective weed barrier shall be required in nonliving landscaped areas. The use of nonliving materials in required landscape areas for other than mulching around trees, shrubs and planting beds shall be on the basis of a landscape plan submitted for approval to the planning department.

SECTION 7. Section 28.06.070 of the Code of the City of Wichita, Kansas, is hereby created to read as follows:

“Other landscape regulations.”

- A. Landscaping shall not conflict with the traffic visibility requirements in Chapter 11.22 of this Code.
- B. The use of artificial trees, shrubs, vines, turf, or other plants as an outside landscape material is not allowed.
- C. The planting of *Ulmus pumila* (Siberian elm) in required landscape areas is not allowed.
- D. The planting of female or cotton-bearing cottonwood trees is not allowed in any required landscaped area.
- E. Clumped or multi-trunked trees, where used, instead of single-trunk trees, shall be credited as only one of the required trees.
- F. Landscaping shall not interfere with the general function, safety or accessibility of any gas, electric, water, sewer, telephone, or other utility easement. Landscaping shall be limited to an eight (8) inch mature height within three (3) feet of a fire hydrant, traffic sign, traffic signal or utility Structure.
- G. The existing indigenous vegetation on a site is encouraged to be retained in a development project and may be credited toward required landscaping in this Chapter, provided this vegetation is adequately protected during construction to insure long-term survival.
- H. Where a calculation of a requirement results in a fractional number (such as 14.2 required trees), the requirement shall be considered the next greatest whole number (such as fifteen required trees).
- I. Landscaping in the Right -of- Way of a state highway shall be approved by the district engineer, where applicable.
- J. Prior to Excavation for screening or landscape purposes within public Right -of- Way or easements, the location of all underground utilities shall be determined by calling the Kansas One-Call System and physically locating such utilities when necessary.
- K. Berms, irrigation systems, street furniture, entry monuments, fountains, statuary or similar landscape features may be located within public street rights-of-way, provided adequate Right-of-Way exists and a Right-of-Way Use Permit is granted through the office of the City Engineer.

- L. Walls on permanent foundations and fences over eight (8) feet in height require a building permit. Walls shall not be constructed within utility easements or street Right-of-Way; provided, however, that wall segments on column footings may be permitted across easements if determined appropriate by the City Engineer.
- M. Landscape plans shall be submitted showing the location of all landscape materials and shall be drawn to scale with the scale and north arrow indicated, as well as names of all adjacent streets, the lot dimensions, the location of all utility and drainage easements, and the legal description of the Zoning Lot. The plans shall contain a listing of the proposed plant materials indicating their numbers, names (both botanical and common) and sizes at the time of planting. The plans shall also state how water is to be provided to plant materials. Copies of the plans shall be submitted to the Metropolitan Area Planning Department in the quantity required by current policy. Statements setting out requirements I, J, K and L above should be included on the landscape plan if they apply to the project. The number of parking spaces within parking lots shall be shown. Calculations of the amount of required landscaped street yard and number of parking lot trees, as well as the amount and number actually provided, shall be included as part of the landscape plan.
- N. No more than seventy-five (75) percent of the required landscape areas shall be covered by turf grasses unless the grass is buffalo grass.
- O. Plants shall be high quality nursery-grown stock which meets the American Association of Nurserymen standards as specified by the American National Standards Institute in ANSI Z60.1-1986 et seq.

SECTION 8. Section 28.060.080 of the Code of the City of Wichita, Kansas, is hereby created to read as follows: (Provisions placed back into code)

- “**Maintenance.**” A. The landowner is responsible for the maintenance of all landscaping materials and shall keep them in a proper, neat and orderly appearance free from refuse and debris at all times.
- B. Maintenance shall include mowing, trimming, weeding, cultivation, mulching, tightening and repairing of guys and stakes, resetting plants to proper grades and upright position, restoration of planting saucer, fertilizing, pruning, disease and insect control and other necessary operations.

- C. All landscaped areas, except those in the “CBD” Central Business District, shall be provided with a readily available permanent water supply; provided, however, that landscaped areas utilizing drought-tolerant plants may use a temporary above ground system and shall be required to provide irrigation for the first two growing seasons only. Irrigation shall not be required for established trees and natural areas that remain undisturbed by development activities. Irrigation systems shall be designed and operated in a manner to avoid water on impervious surfaces and public streets. Long, narrow landscaped areas are difficult to irrigate efficiently, therefore landscaped areas less than five feet in any dimension shall not be irrigated with overhead spray sprinklers. Drip irrigation is acceptable.
- D. Disturbed soil between trees and shrubs in the planting beds shall be mulched, planted or otherwise treated to prevent wind and water erosion.
- E. Plants which die shall be replaced within sixty (60) days or, if weather prohibits replanting within that time, then replanting shall occur within the first thirty (30) days of the next planting season.

SECTION 9. Section 28.060.090 of the Code of the City of Wichita, Kansas, is hereby created to read as follows:

“Exceptions and modifications.” The provisions of this Chapter may be modified and/or trade-offs permitted with respect to dimension or location within a property boundary. Permitted forms of modification and exception are identified as follows:

- A. For purposes of application of this Chapter, no buffer or screening requirement located on an adjacent property may be utilized **unless written permission is granted by the adjacent property owner**, as a portion of a required buffer or screen, nor allowed to be used in a trade-off or modification of a standard.
- B. The change in use or redevelopment of a site utilizing all or parts of an existing building(s) shall not be required to meet the landscaping requirements of this Chapter, except as follows:
 - 1. When the value of the new addition, renovation or redevelopment exceeds fifty (50) percent of the value of the existing development, as determined by the county appraiser's office; or

2. When there is more than a thirty (30) percent increase of the gross floor area on the site.

New parking lots and additions to parking lots which are required to provide landscaping and/or screening in accordance with this Chapter, shall do so even if there is no increase in gross floor area or value.

- C. Lots or tracts of land abutting the rights of way of a railroad zoned for residential use and held by title separate from all abutting lands shall not be required to provide landscaped buffers along the common property line.
- D. In those instances where a development site abuts a public park or other permanent public open space and where at least one hundred (100) feet of undisturbed natural foliage exists along the common lot line, a landscaped buffer requirement along the common property line is not required; provided, however, loading docks, trash containers, and storage areas on the development site along the common line shall be screened as provided within the Unified Zoning Code.
- E. For purposes of this section, the Planning Director shall have the authority to interpret the language and modify the provisions of this section in such a manner and extent that is appropriate for the public interest and consistent with the purposes and intent of this Chapter. Appeals of the decisions of Planning Director shall be filed with the Board of Zoning Appeals. If in the opinion of the Planning Director there exists extraordinary conditions of topography, existing vegetation, land ownership, site boundaries and dimensions, adjacent development characteristics or other circumstances not provided for in this section, the Planning Director may modify or vary the strict provisions of this section in such a manner and to such an extent as is deemed appropriate to the public interest, provided that the purposes and intent of this Chapter are maintained through such modification or variance. **(Provisions placed back into code)**
- F. No property owner obtaining a permit for a project involving a new building or building addition shall be required to expend more than four (4) percent of the total construction cost for materials and installation costs associated with landscaping and parking lot screening required by this ordinance. No property owner obtaining a permit for a project involving only a new or expanded parking lot, with no building construction, shall be

required to expend more than eight (8) percent of the total construction cost for materials and installation costs associated with parking lot landscaping and screening required by the ordinance codified in this section. In order to qualify for this exception, the property owner must submit a bona fide bid from a licensed contractor for the total project construction cost, and a bona fide bid from a licensed contractor or nurseryman for materials and installation costs for an approved landscape plan. The bid for landscaping must distinguish those items which are required by the ordinance from any other items which are not required. If the total cost of required landscaping items exceeds the applicable percentage as specified above, then the property owner may select items at his discretion to delete from the approved plan, and submit the list of items to be deleted as an addendum to the approved plan.

- G. The preservation and protection from construction damage of each existing tree of six (6) or more inches in trunk diameter (measured six (6) inches above the ground) within the street yard, parking lot, or perimeter buffer area of a site shall account for the equivalent two (2) trees required in that landscaped street yard, parking lot, or perimeter buffer area of the site.

SECTION 10. Section 28.06.100 of the Code of the City of Wichita, Kansas, is hereby created to read as follows:

“Water conservation measures; rain shut-off devices required.”

When meeting the landscape requirements outlined in this Chapter, property owners are encouraged to use water in the most efficient way possible. A number of principles for effective water usage are found in the accepted approach to landscaping called Xeriscape. Property owners are encouraged to take advantage of the water-saving practices set out in these principles.

Regardless of the extent to which the principles of Xeriscape are applied automatic irrigation systems installed in association with the landscaping requirements of this section shall be equipped with moisture-sensing devices or automatic rain shut-off devices that forestall scheduled watering cycles when moisture adequate to sustain healthy plant life is present.

SECTION 11. Section 28.06.110 of the Code of the City of Wichita, Kansas, is hereby created to read as follows:

“Enforcement/assurances for installation and completion.” (Provisions placed back into code)

Prior to the issuance of a certificate of occupancy for any structure where landscaping is required, except when a certificate of occupancy is obtained by providing acceptable assurance to the City guaranteeing the completion of such landscaping, all work as indicated on a landscaping plan shall be inspected and approved by the MABCD. At the time of inspection, the landowner shall possess a copy of the approved landscaping plan for use by the MABCD.

At the time of inspection, MABCD shall check the quantities and locations of landscape materials. At the time of such inspection, the landowner shall warrant that the completed landscaping complies with the requirements of this section. Such warranty shall include the quantities, locations, species and sizes of plants and other landscape materials used for compliance. In the event that an inspection is not conducted by the MABCD prior to the issuance of a certificate of occupancy because acceptable assurance has been provided to the city guaranteeing the completion of such landscaping, such inspection shall be done by the MABCD subsequent to the installation of such landscaping but prior to the release or expiration of the acceptable assurance.

A landowner may obtain a final certificate of occupancy for a structure prior to the completion of required landscaping work if the completion is not possible, due to seasonal or weather conditions, and if the landowner submits the necessary assurances to the MABCD for the completion of the landscaping. The acceptable assurance guaranteeing the completion of the landscaping, such as an irrevocable letter of credit, certified check, or other acceptable assurance, shall be equal to one hundred twenty-five (125) percent of the cost of the landscaping work, and shall be accompanied by a written assurance that such landscaping will be completed to the satisfaction of the MABCD.

SECTION 12. Section 28.06.120 of the Code of the City of Wichita, Kansas, is hereby created to read as follows:

“Administrative remedies.”

Until the provisions of this Chapter, including the conditions of any permits issued thereunder, have been fully met, the City may withhold issuance of any building permit, certificate of

occupancy or inspection required under the current **Unified Trade and Building Code** or the UZC or the City may issue cease and desist orders for further development.

SECTION 13. Section 28.06.130 of the Code of the City of Wichita, Kansas, is hereby created to read as follows: **(Provisions placed back into code)**

“Penalties.” Any person, individual, partnership, corporation or association who violates any of the provisions of this Chapter and who fails to correct such a violation upon which a citation has been served is guilty of a misdemeanor and, upon conviction, shall be punished by a fine not to exceed five hundred dollars (\$500) or by imprisonment of not more than six months, or by both such fine and imprisonment. Each day any violation hereof is found to exist or continues to exist shall be a separate offense and shall be punishable as provided for by this section.

SECTION 14. Section 28.06.140 of the Code of the City of Wichita, Kansas, is hereby amended to read as follows:

“Appeals.” Any person aggrieved by the administration or interpretation of any of the terms or provisions of this Chapter may appeal to the Board of Zoning Appeals which, after hearing and with notice to the applicant and adjoining property owners as provided by Sections 2.12.590 through 2.12.610 of the City Code, may reverse, affirm or modify, in whole or in part, the order, requirement, decision or determination as ought to be made, and to that end shall have the powers of the department or official from whom the appeal is taken.

SECTION 15. Section 28.06.150 of the Code of the City of Wichita, Kansas, is hereby amended to read as follows: **(Provisions placed back into code)**

“Amendments.”

Any amendments to this Chapter, shall be forwarded to the Wichita-Sedgwick County Metropolitan Area Planning Commission for their review and comment.

SECTION 16. Section 28.06.160 is created to read as follows:

“Severability.” If any section or provision of this Chapter is for any reason held illegal, invalid, or unconstitutional, such action shall not affect the remaining provisions of this ordinance, which shall remain valid to the extent possible.

SECTION 17. The original of Chapter 10.32 of the Code of the City of Wichita, Kansas, is hereby repealed.

SECTION 18. This ordinance shall be included in the Code of the City of Wichita, Kansas, and shall be effective upon its passage and publication once in the official City paper.

PASSED by the governing body of the City of Wichita, Kansas this ____ day of _____, 2016.

Jeff Longwell, Mayor

ATTEST:

Karen Sublett, City Clerk

Approved as to Form:

Jennifer Magaña
Interim Director of Law and City Attorney

STAFF REPORT

CASE NUMBER: SUB2016-00016 – NORTHGATE 2ND ADDITION

OWNER/APPLICANT: R & R Realty, LLC, Attn: Jay W. Russell, P. O. Box 75337, Wichita, KS 67275-0037

SURVEYOR/AGENT: Baughman Company, Attn: Kris Rose, 315 Ellis, Wichita, KS 67211

LOCATION: North of West 53rd Street North, on the West Side of North Meridian Avenue (District VI)

SITE SIZE: 11.38 acres

NUMBER OF LOTS

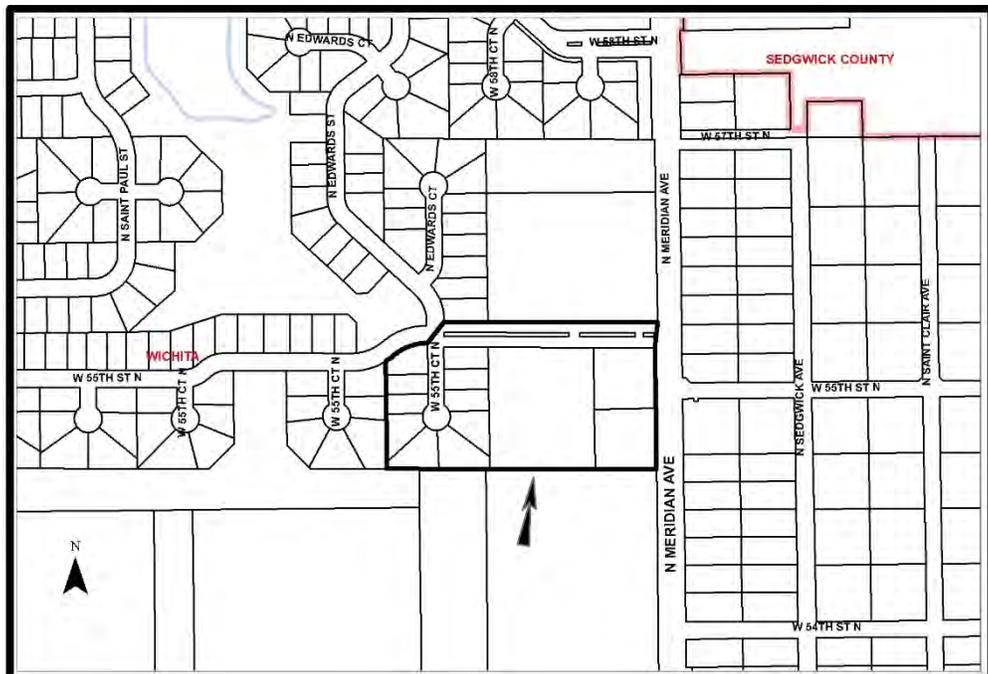
Residential:	31
Office:	
Commercial:	
Industrial:	
Total:	31

MINIMUM LOT AREA: 10,400 square feet

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

PROPOSED ZONING: Two-Family Residential (TF-3)

VICINITY MAP



SUB2016-00016 – Final Plat of NORTHGATE 2ND ADDITION
June 16, 2016 - Page 2

NOTE: This is a replat of a portion of the Northgate Addition and the Northgate Commercial 2nd Addition. The applicant requests a zone change (ZON2016-00019) from Single-Family Residential (SF-5) and Limited Commercial (LC) to Two-Family Residential (TF-3). The east portion of the site is subject to the Northgate Commercial Park Community Unit Plan (DP-299) and the applicant proposes a CUP Amendment to remove these parcels from the CUP.

STAFF COMMENTS:

- A. City of Wichita Public Works and Utilities Department requests the extension of water (distribution) to serve all lots and the extension of sewer (laterals) to serve all lots. Transmission in-lieu-of-assessments are due.
- B. If improvements are guaranteed by petition(s), a notarized certificate listing the petition(s) along with the corresponding dollar amounts shall be submitted to the Planning Department for recording.
- C. City Stormwater Management advises the drainage plan is approved.
- D. The plat denotes one street opening along Meridian and one temporary and emergency access. The plat's text states that upon the paving of 55th Street North to Edward Circle, the temporary access will be converted to an emergency access.
- E. 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.
- 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. The applicant shall guarantee the paving of the proposed street. In accordance with the Subdivision Regulations, the cul-de-sac must meet the minimum 35-foot paved radius requirement.
- H. The paving guarantee shall include the construction of a paved roadway surface for the emergency access easement. The emergency access easement shall be established by separate instrument. The text of the instrument shall indicate the type of driving surface to be installed and address installation and maintenance. Standard gating and signing are required per City Fire Department standards.
- I. Reserve C includes the use of pedestrian access. The paving guarantee shall include the construction of sidewalks within Reserve C and along the plat's frontage along Meridian.

SUB2016-00016 – Final Plat of NORTHGATE 2ND ADDITION
June 16, 2016 - Page 3

- J. The applicant has platted a 20-foot front setback for Lots 18 and 19 which represents an adjustment of the Zoning Code standard of 25 feet for the Two-Family Residential (TF-3) District. The applicant has platted a 15-foot rear setback for all of the lots which represents an adjustment of the Zoning Code standard of 20 feet for the Two-Family Residential (TF-3) District. The Subdivision Committee recommends a modification of the design criteria in Article 7 of the Subdivision Regulations as it finds that the strict application of the design criteria will create an unwarranted hardship, the proposed modification is in harmony with the intended purpose of the Subdivision Regulations and the public safety and welfare will be protected.
- K. GIS has approved the street names.
- L. County Surveying requests a bearing added along the north line of Lot 2.
- M. County Surveying advises the drainage easement along the west line of the plat needs extended to the north line of Reserve B.
- N. City Environmental Health Division advises that any wells installed on the property for irrigation purposes will have to be properly permitted, installed and inspected.
- O. County Surveying and MAPD requests review of a pdf prior to mylar submittal. Send to tricia.robello@sedgwick.gov and nstrahl@wichita.gov.
- P. 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.
- Q. 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.)
- R. The Register of Deeds requires all names to be printed beneath the signatures on the plat and any associated documents.
- S. 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.
- T. 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.

SUB2016-00016 – Final Plat of NORTHGATE 2ND ADDITION
June 16, 2016 - Page 4

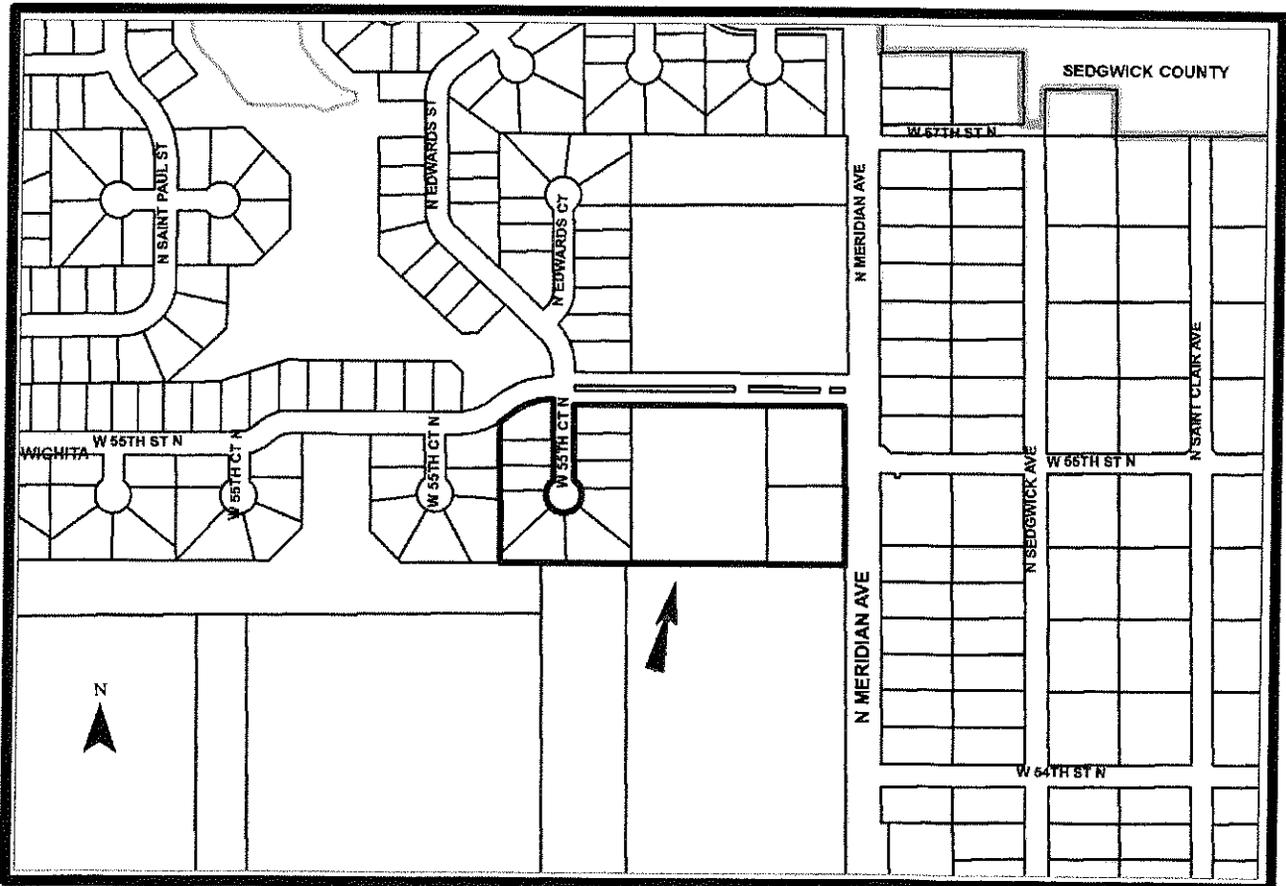
- U. The owner of the subdivision should note that any construction that results in earthwork activities that will disturb one acre or more of ground cover requires a Federal/State National Pollutant Discharge Elimination System Stormwater Discharge Permit from the Kansas Department of Health and Environment 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.
- V. Perimeter closure computations shall be submitted with the final plat tracing.
- W. The applicant should check City or County GIS mapping to determine whether the location of any taxing district boundaries (e.g. school districts) crosses their property and plan accordingly to avoid unnecessary splitting of lots between taxing districts.
- X. Any and all relocation and removal of any existing equipment made necessary by this plat will be at the applicant's expense.
- Y. 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

MAPC 6-16-16
DAB VI 6-15-16

- CASE NUMBER:** ZON2016-19 and CUP2016-21
- APPLICANT/AGENT:** R & R Realty, LLC attn: Jay Russell (owner/applicant); Baughman Co., P.A. attn: Russ Ewy
- REQUEST:** TF-3 Two-Family Residential (TF-3) zoning and Amendment #1 to DP-299 to remove Parcels 13, 14 and 15 from the CUP
- CURRENT ZONING:** SF-5 Single-Family Residential (SF-5) zoning and LC Limited Commercial (LC)
- SITE SIZE:** 11.38 acres
- LOCATION:** Generally located south of West 55th Street North and west of North Meridian Avenue.
- PROPOSED USE:** Duplex development



BACKGROUND: The applicant requests TF-3 Two-Family Residential (TF-3) zoning on 11.38 acres of platted, vacant property. The western portion of the application area is 10 SF-5 Single-family Residential (SF-5) zoned residential lots in the Northgate Addition. The eastern approximate two-thirds of the site is zoned LC Limited Commercial (LC) and is currently Parcels 13, 14 and 15 of DP-299, The Northgate Commercial Park Community Unit Plan (CUP). The applicant intends to develop the entire 11.38-acre site with duplex residential units, and therefore requests to rezone the property to TF-3 and remove the LC portion from DP-299. The platted, SF-5 zoned lots have access from West 55th Court North. The three LC zoned commercial lots are currently platted with one shared access point from North Meridian Avenue and access to West 55th Street North. A plat (SUB2016-16, Northgate 2nd Addition) is being considered by the Metropolitan Area Planning Commission (MAPC) on June 16, 2016. This plat will divide the property into 31 duplex lots.

North of the site is the SF-5 zoned Northgate Addition, the majority of which is undeveloped, and one single-family residence on six acres fronting North Meridian Avenue. South of the site is the remainder of the LC zoned DP-299 with retail use. East of the site, across Meridian, are SF-5 zoned single-family residences on half-acre to one-acre lots. West of the site is the SF-5 zoned, undeveloped Northgate Addition.

CASE HISTORY: The site is was platted as the Northgate Addition and the Northgate Commercial 2nd Addition in 2006 and 2008 respectively. DP-299 was rezoned to LC and approved in 2006.

ADJACENT ZONING AND LAND USE:

NORTH:	SF-5	Vacant, single-family residence
SOUTH:	LC	Retail
EAST:	SF-5	Single-family residences
WEST:	SF-5	Vacant

PUBLIC SERVICES: North Meridian is a paved, four-lane arterial street at this location. West 55th Street North is a dedicated but unimproved local street with a platted reserve median. All public services are available to the site.

CONFORMANCE TO PLANS/POLICIES: The adopted Wichita-Sedgwick County Comprehensive Plan, the *Community Investments Plan*, identifies the site as within the Wichita City Limits. The Plan's *2035 Wichita Future Growth Concept Map* identifies this location as "residential and employment mixed," and surrounded by "new residential." The 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 business 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. The *Locational Guidelines Development Pattern* section of the Comprehensive Plan recommends that higher density residential uses and neighborhood-serving retail and office uses should buffer lower-density residential uses from major commercial and employment centers and industrial uses.

RECOMMENDATION: Staff notes that the majority of the property in this application is requesting a downzoning. Based upon information available prior to the public hearings, planning staff recommends that the zone change request be **APPROVED**, and the amendment request to DP-299 be **APPROVED** subject to the following conditions:

- (1) Screening on Parcel 1 shall be constructed along the north property line of Parcel 1 adjacent to TF-3 zoning.
- (2) 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.
- (3) 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:** North of the site is the SF-5 zoned Northgate Addition, the majority of which is undeveloped, and one single-family residence on six acres fronting North Meridian Avenue. South of the site is the remainder of the LC zoned DP-299 with retail use. East of the site, across Meridian, are SF-5 zoned single-family residences on half-acre to one-acre lots. West of the site is the SF-5 zoned, undeveloped Northgate Addition.
- (2) **The suitability of the subject property for the uses to which it has been restricted:** The site is currently zoned SF-5 and LC within DP-299. The site could be developed as zoned for single-family residential and commercial uses. However, the property has not been developed since zoning and platting completion in 2008.
- (3) **Extent to which removal of the restrictions will detrimentally affect nearby property:** Impact on surrounding property due to the requested zone change should be minimal; TF-3 zoning and duplexes are less intense than those uses permitted in LC zoning on the majority of the site.
- (4) **Conformance of the requested change to the adopted or recognized Comprehensive Plan and policies:** The adopted Wichita-Sedgwick County Comprehensive Plan, the *Community Investments Plan*, identifies the site as within the Wichita City Limits. The Plan's *2035 Wichita Future Growth Concept Map* identifies this location as "residential and employment mixed," and surrounded by "new residential." The 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 business 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. The *Locational Guidelines Development Pattern* section of the Comprehensive Plan recommends that higher density residential uses and neighborhood-serving retail and office uses should buffer lower-density residential uses from major commercial and employment centers and industrial uses.
- (5) **Impact of the proposed development on community facilities:** All services are in place. Any increased demand on community facilities can be handled by existing infrastructure. The requested TF-3 zoning will generate less traffic than what could have been generated under the existing LC zoning.

NORTHGATE COMMERCIAL PARK COMMUNITY UNIT PLAN

GENERAL PROVISIONS FOR LOTS 1, 2, AND 3:

1. This Community Unit Plan contains a total net area of 27.16 acres ± (less street rights of way).
2. The development contains three (3) parcels permitting limited commercial uses. See parcel descriptions for specific uses.
3. Development Access: Access to the development shall comply with the City of Wichita Access Management Regulations. The applicant of Parcel 1 shall submit two (2) copies of a traffic impact study showing the impacts of the development on adjacent street corridor and/or surrounding neighborhoods in accordance with City Regulations.
4. All drainage issues and easements shall be resolved at the time of platting.
5. Maximum land coverage by building shall not exceed 30 percent of the total site, including Reserve "A" (354,906 sq. ft. ±).
6. All utilities shall be installed underground.
7. Signage:
 - a. Total signage for Parcel 1 shall include the total area of the exterior ground signs and building signage.
 - b. Three (3) ground signs shall be permitted on Parcel 1, including two (2) monument signs which shall not exceed 30-feet in height and 148.33 square feet each, and one (1) TLE sign which shall not exceed 20-feet in height and 32 square feet. The Meridian Street and 53rd Street monument signs shall be set on two (2) poles with wrapped poles covers of materials similar to exterior building materials of the main building of Parcel 1. The TLE sign shall be set on one pole. All ground signs shall be placed a minimum of 150 feet apart regardless of leasing or ownership property.
 - c. Total building signage on Parcel 1 facing 53rd Street and facing N. Meridian Ave. shall not exceed 666.24 sq. ft.
 - d. Signage on Parcels 2 and 3 shall be limited to a height of up to 20 feet and sign face area of up to 150 square feet, and shall be in accordance with the provisions of Zoning District Chapter 24.04 of the Wichita Sign Code.
 - e. Off-site and portable signs are prohibited.
 - f. Moving, flashing, rotating signs or signs that create the illusion of movement (except for time and temperature signs or public message boards) are prohibited.
 - g. No string lights, banners, balloons, flags, pennants, or similar devices shall be permitted except as special displays per Chapter 24.04.240 of the Wichita Sign Code.
 - h. Temporary signs shall be permitted on a special purpose basis during construction, seasonal sales and/or special events per Chapter 24.04.190 of the Wichita Sign Code.
8. Maximum building height (see individual parcel descriptions).
9. Parking: Office and commercial buildings, including governmental, public utility and other similar buildings, shall provide one (1) space for each two hundred fifty (250) square feet of floor area or one (1) space for every three employees in the largest working shift in a twenty-four (24) hour period, whichever is greater, in accordance with the Unified Zoning Code.
10. Fire lanes: Shall be provided around all structures constructed within these parcels. Said fire lanes shall be in accordance with the Fire Code of the City of Wichita. No parking shall be allowed in such fire lane although it may be used for passenger loading and unloading. Prior to final approval of the parking plan, the Fire Chief or his designated representative, shall approve the plan to the location and design of the fire lane.
11. Cross parcel circulation is to be provided for all parcels platted for retail, commercial or office uses.
12. Landscaping: Development of all parcels shall comply with the Landscape Ordinance of the City of Wichita. 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 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 landscaping has not been planted.
13. Architectural: All buildings constructed on parcels shall share uniform architectural character, color, texture, and the same predominant exterior building material. Exterior building materials on Parcel 1 shall utilize earth tone colors in a variety of textures with dark blue accents.

PROPOSED USES FOR LOTS 1, 2, AND 3

The proposed general use for all Parcels shall be any Commercial use permitted by-right in the LC Zoning District excluding night club in city, sexually oriented business, correctional placement residence, safety services, power shop, agricultural sales and services, commercial wireless communication facility, theatre, and tavern & drinking establishment. Car washes shall be allowed in compliance with the Supplementary Use Requirements of Article III, Section III-D.6.F of the Unified Zoning Code.

BENCHMARK:

Corner Benchmark at the Intersection of Meridian and 53rd St. North, NE corner top of concrete headwall.

44.00 ft north of center line.
37.00 ft east of center line.
30.00 ft NE of section corner from 6.00 ft NE of and radial to curb.
28.00 ft east of section line.

ELEV. = 1331.37 NGVD29 (143.97 City Datum)

PARCEL 1

- A. Net Area: 805,634.18 sq. ft. or 23.25 acres
- B. Maximum Building Coverage: 287,481.23 sq. ft. or 30 percent
- C. Maximum Gross Floor Area: 287,481.23 sq. ft.
- D. Floor Area Ratio: 30 percent
- E. Maximum Number of Buildings: Three (3)
- F. Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 45 feet.
- G. Setbacks: See Drawing
- H. Access Points: See Drawing

RESERVE "A"

- A. Net Area: 88,714 sq. ft. or 1.57 acres

RESERVE "B"

- A. Net Area: 77,973 sq. ft. or 1.79 acres

RESERVE "C"

- A. Net Area: 24,840 sq. ft. or 0.57 acres

PARCEL 2

- A. Net Area: 68,211.20 sq. ft. or 1.52 acres
- B. Maximum Building Coverage: 18,984.05 sq. ft. or 30 percent
- C. Maximum Gross Floor Area: 18,984.05 sq. ft.
- D. Floor Area Ratio: 30 percent
- E. Maximum Number of Buildings: One (1)
- F. Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 45 feet.
- G. Setbacks: See Drawing
- H. Access Points: See Drawing

PARCEL 3

- A. Net Area: 67,082.40 sq. ft. or 1.54 acres
- B. Maximum Building Coverage: 18,917.96 sq. ft. or 30 percent
- C. Maximum Gross Floor Area: 18,917.96 sq. ft.
- D. Floor Area Ratio: 30 percent
- E. Maximum Number of Buildings: One (1)
- F. Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 45 feet.
- G. Setbacks: See Drawing
- H. Access Points: See Drawing

PARCEL 4

- A. Net Area: 37,499 sq. ft. or 0.86 acres
- B. Maximum Building Coverage: 11,249 sq. ft. or 30 percent
- C. Maximum Gross Floor Area: 11,249 sq. ft.
- D. Floor Area Ratio: 30 percent
- E. Maximum Number of Buildings: One (1)
- F. Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 45 feet.
- G. Setbacks: See Drawing
- H. Access Points: See Drawing

PARCEL 5

- A. Net Area: 48,985 sq. ft. or 1.14 acres
- B. Maximum Building Coverage: 14,999 sq. ft. or 30 percent
- C. Maximum Gross Floor Area: 14,999 sq. ft.
- D. Floor Area Ratio: 30 percent
- E. Maximum Number of Buildings: One (1)
- F. Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 45 feet.
- G. Setbacks: See Drawing
- H. Access Points: See Drawing

PARCEL 6

- A. Net Area: 49,995 sq. ft. or 1.14 acres
- B. Maximum Building Coverage: 14,999 sq. ft. or 30 percent
- C. Maximum Gross Floor Area: 14,999 sq. ft.
- D. Floor Area Ratio: 30 percent
- E. Maximum Number of Buildings: One (1)
- F. Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 45 feet.
- G. Setbacks: See Drawing
- H. Access Points: See Drawing

PARCEL 7

- A. Net Area: 48,985 sq. ft. or 1.14 acres
- B. Maximum Building Coverage: 14,999 sq. ft. or 30 percent
- C. Maximum Gross Floor Area: 14,999 sq. ft.
- D. Floor Area Ratio: 30 percent
- E. Maximum Number of Buildings: One (1)
- F. Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 45 feet.
- G. Setbacks: See Drawing
- H. Access Points: See Drawing

PARCEL 8

- A. Net Area: 50,025 sq. ft. or 1.15 acres
- B. Maximum Building Coverage: 15,008 sq. ft. or 30 percent
- C. Maximum Gross Floor Area: 15,008 sq. ft.
- D. Floor Area Ratio: 30 percent
- E. Maximum Number of Buildings: One (1)
- F. Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 45 feet.
- G. Setbacks: See Drawing
- H. Access Points: See Drawing

PARCEL 9

- A. Net Area: 48,117 sq. ft. or 1.10 acres
- B. Maximum Building Coverage: 14,433 sq. ft. or 30 percent
- C. Maximum Gross Floor Area: 14,433 sq. ft.
- D. Floor Area Ratio: 30 percent
- E. Maximum Number of Buildings: One (1)
- F. Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 45 feet.
- G. Setbacks: See Drawing
- H. Access Points: See Drawing

PARCEL 10

- A. Net Area: 48,985 sq. ft. or 1.14 acres
- B. Maximum Building Coverage: 14,999 sq. ft. or 30 percent
- C. Maximum Gross Floor Area: 14,999 sq. ft.
- D. Floor Area Ratio: 30 percent
- E. Maximum Number of Buildings: One (1)
- F. Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 45 feet.
- G. Setbacks: See Drawing
- H. Access Points: See Drawing

PARCEL 11

- A. Net Area: 52,100 sq. ft. or 1.19 acres
- B. Maximum Building Coverage: 15,630 sq. ft. or 30 percent
- C. Maximum Gross Floor Area: 15,630 sq. ft.
- D. Floor Area Ratio: 30 percent
- E. Maximum Number of Buildings: One (1)
- F. Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 45 feet.
- G. Setbacks: See Drawing
- H. Access Points: See Drawing

PARCEL 12

- A. Net Area: 1,728,039 sq. ft. or 39.67 acres
- B. Maximum Building Coverage: 518,412 sq. ft. or 30 percent
- C. Maximum Gross Floor Area: 604,814 sq. ft.
- D. Floor Area Ratio: 35 percent
- E. Maximum Number of Buildings: Eight (8)
- F. Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 45 feet.
- G. Setbacks: See Drawing
- H. Access Points: See Drawing

PARCEL 13

- Eliminated by Amendment #1 dated May 9, 2016

PARCEL 14

- Eliminated by Amendment #1 dated May 9, 2016

PARCEL 15

- Eliminated by Amendment #1 dated May 9, 2016

DP-299

GENERAL PROVISIONS FOR ALL PARCELS:

1. Guarantee signalization at the 54th Street and Meridian intersection
2. Guarantee a southbound right-turn lane and a fifth lane on Meridian from 54th to 53rd to allow left-turns.
3. Guarantee the relocation of the existing signal to accommodate street improvements at the 53rd and Meridian intersection
4. Dedicate additional right-of-way along 53rd Street sufficient to meet the 60-foot half-street standard.
5. Guarantee future signalization at major openings on 53rd Street when warrants are met.
6. Guarantee a fifth lane along 53rd Street from driveway opening number three east to Meridian.
7. Guarantee dual left-turn lanes on the west and south legs of the intersection of 53rd and Meridian, and provide separate right-turn lanes on all approaches.
8. Provide cross lot circulations between all abutting parcels except Parcel 1, and connect individual parcels to internal circulation drives.
9. The site shall be developed in substantial conformance to the approved community unit plan's site plan, general provisions and individual parcel standards.
10. Any major changes in this development plan shall be submitted to the Planning Commission and to the Governing Body for their consideration.
11. The transfer of title of all or any portion of the land included within the Community Unit Plan does not constitute a termination of the plan or any portion thereof, but said plan shall run with the land for commercial development and be binding upon the present owners, their successors and assigns, unless amended.
12. The resolution establishing the zone change shall not be published until the plot has been recorded with the Register of Deeds. Failure to complete the plot within one year after approval by the governing body will result in the case being denied and closed, unless a platting extension has been granted.
13. Prior to publishing the resolution establishing the zone change, the applicant(s) shall record a document with the Register of Deeds indicating that this tract (referenced as DP-299) includes special conditions for development on this property.
14. The applicant shall submit four revised copies of the CUP to the Metropolitan Area Planning Department within 60 days after approval of this case by the Governing Body or the request shall be considered denied and closed.
15. Guarantee stand-up curbed raised medians in 53rd Street North for control of the four right-in/right-out openings.

GENERAL PROVISIONS FOR LOTS 4, 5, 6, 7, 8, 9, 10, 11, AND 12:

1. Total Land Area: 2,184,030 ± sq. ft. or 50.14 ± acres
Net Land Area: 2,119,957 ± sq. ft. or 48.67 ± acres
2. Total Gross Floor Area: 764,410 sq. ft.
Total Floor Area Ratio: 35 percent
3. Parking shall be provided in accordance with Section IV of the Unified Zoning Code, unless otherwise specified in the parcel description.
4. Setbacks are as indicated on the C.U.P. drawing, or as specified in the parcel descriptions. If contiguous parcels are to be developed under the same ownership, setbacks between those parcels will not be required.
5. A Drainage Plan shall be submitted to City Engineering for approval. Required guarantees for drainage shall be provided at the time of platting improvements.
6. Guarantees for specific street improvements for Meridian and 53rd St. North shall be further reviewed and determined at the time of platting.
7. Signs shall be in accordance with the Sign Code of the City of Wichita with the following conditions:
 - A. As the frontage develops along the arterial roadways, monument type signs shall be spaced a minimum of 150' apart, irrespective of how land is leased or sold.
 - B. Flashing signs (except for signs showing only time, temperature and other public service messages), rotating or moving signs, signs with moving lights or signs which create illusions of movement are not permitted.
 - C. Portable and off-site signs are not permitted.
 - D. Window display signs are limited to 25% of the window area.
 - E. No signs shall be allowed on the rear of any buildings.
 - F. All freestanding signs must be monument type and shall have a maximum height of 20 feet and limit sign square footage to 150 square feet on Parcels 4 through 11. Parcel 12 shall have a maximum height of 30 feet.
8. Access Controls shall be as shown on the final plat.
9. All exterior lighting shall be shielded to direct light disbursement in a downward direction.
10. All parcels shall share similar or consistent parking lot lighting elements (i.e., fixtures, poles, and lamps, and etc.).
 - A. Limited height of light poles to 24 feet.
 - B. Extensive use of back lit canopies and neon or fluorescent tube lighting on buildings is not permitted.
11. Utilities shall be installed underground on all parcels.
12. Landscaping for this site shall be required as follows:
 - A. Development of all parcels within the C.U.P. shall comply with the Landscape Ordinance of the City of Wichita.
 - B. 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.
 - C. 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.
13. Screening Walls:
 - A. A six (6) foot high concrete/masonry wall along the north & west property lines of the C.U.P. where adjacent to residential zoning is required.
 - B. This solid wall shall be constructed of a pattern and color that is consistent with the building walls.
 14. Rooftop mechanical equipment shall be screened from ground level view per Unified Zoning Code.
 15. Trash receptacles, loading docks, outdoor storage, and loading areas shall be appropriately screened to reasonably hide them from ground view.
 16. All buildings in the C.U.P. shall share uniform architectural character, color, texture, and the same predominant exterior building material, as determined by the Director of Planning. Building walls and roofs must have predominantly earth-tone colors, with vivid colors limited to incidental accents, and must employ materials similar to surrounding residential areas. Metal as an exterior material shall be limited to incidental accents.
 17. Fire lanes shall be in accordance with the Fire Code of the City of Wichita. No parking shall be allowed in said 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 all 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.
 18. All parcels shall be zoned Limited Commercial. No parcel within this C.U.P. shall allow the use of adult entertainment establishments, sexually oriented business, correctional placement residences, asphalt/concrete plants, safety service, pawn shop, agricultural sales and services, commercial wireless communication facilities or theaters. Restaurants that serve liquor can be permitted and may serve liquor, as long as food is the primary service of the establishment.
 19. Cross-lot circulation agreements shall be required at the time of platting to assure internal vehicular movement between parcels within the C.U.P.
 20. Amendments, adjustments or interpretations to this C.U.P. shall be done in accordance with the Unified Zoning Code.
 21. 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.
 22. 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 and the Director of Planning, shall constitute a violation of the building permit authorizing construction of the proposed development.
 23. Any major changes in this development plan shall be submitted to the Planning Commission and to the Governing Body for their consideration.
 24. A plan for a pedestrian walk system shall be submitted and approved by the Director of Planning prior to the issuance of building permits. Said walk system shall link sidewalks along Meridian and 53rd Street North with the proposed buildings within the subject property.
 24. No development shall occur until such such time as municipal water and sewer service are provided to the site.
 25. Approval of a site circulation plan by the Planning Director is required for each phase of construction prior to the issuance of a building permit.

LEGAL DESCRIPTION:

All of Northgate Commercial Addition, Wichita, Sedgewick County, Kansas and all of Northgate Commercial Part I Addition, an Addition to Wichita, Sedgewick County, Kansas.

DP-299

NORTHGATE COMMERCIAL PARK COMMUNITY UNIT PLAN

Page 1 of 2

Baughman Company, P.A.
115 E. St. Wichita, KS 67211 P: 316.262.7271 F: 316.261.9449
www.baughmancompany.com

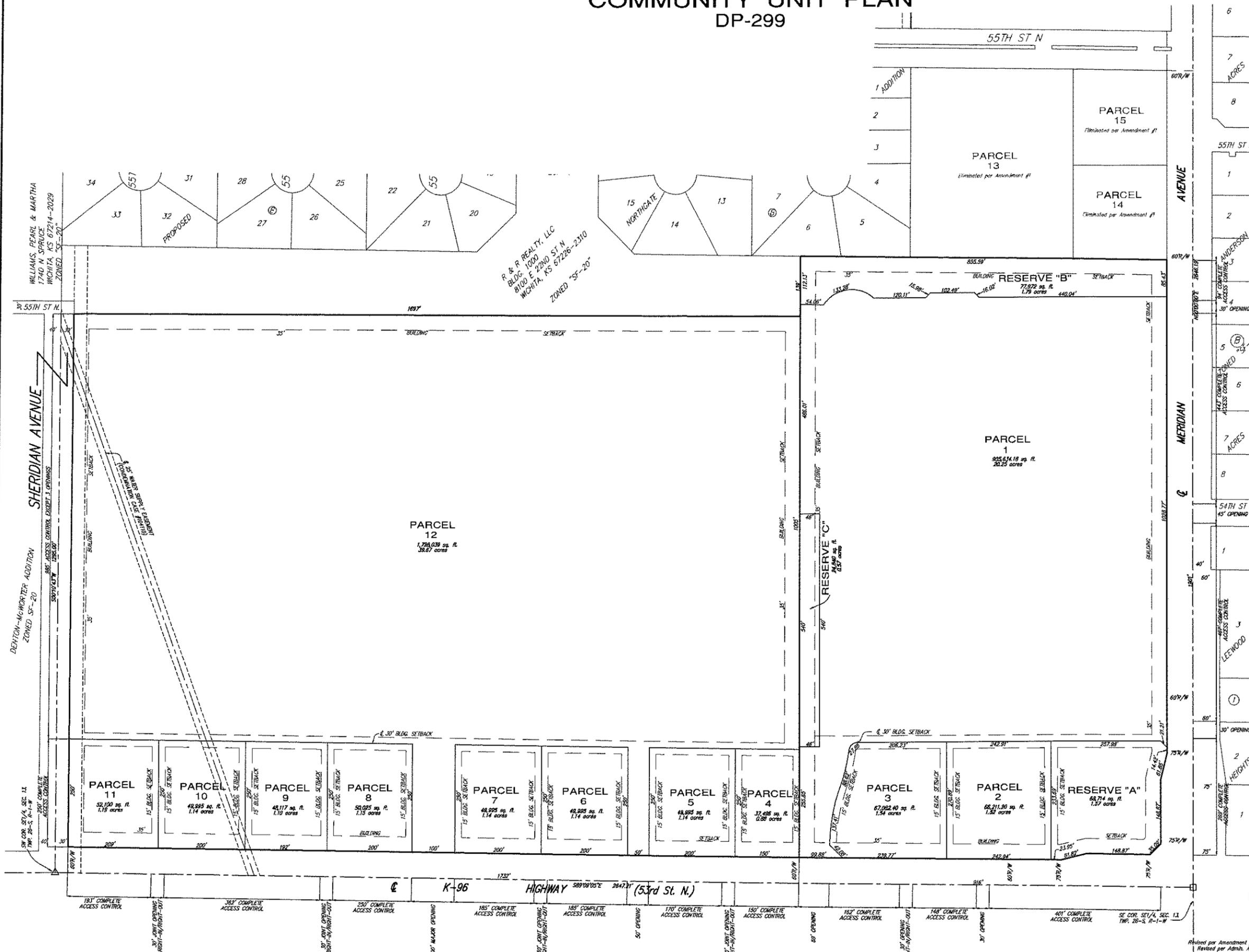
Revised per Amendment #1, May 9, 2016
Revised per Admin. Adj. March 23, 2007
Revised per City Council, August 1, 2006
Submitted, May 8, 2006

SCALE: 1" = 100'

NORTHGATE COMMERCIAL PARK

COMMUNITY UNIT PLAN

DP-299



LEGAL DESCRIPTION:
 All of Northgate Commercial Addition, Wichita, Sedgewick County, Kansas and all of Northgate Commercial Park 1st Addition, an Addition to Wichita, Sedgewick County, Kansas.

BENCHMARK:
 COW BENCH MARK AT THE INTERSECTION OF MERIDIAN AND 53RD ST. NORTH, NE CORNER TOP OF CONCRETE HEADWALL.

44.00 FT NORTH OF CENTER LINE.
 37.00 FT EAST OF CENTER LINE.
 30.90 FT NE OF SECTION CORNER IRON.
 9.00 FT NE OF AND RADIAL TO CURB.
 26.00 FT EAST OF SECTION LINE.
 ELEV. = 1331.37 NGVD29 (143.97 CITY DATUM)



SCALE: 1" = 100'

DP-299

**NORTHGATE COMMERCIAL PARK
 COMMUNITY UNIT PLAN**

Page 2 of 2

Baughman Company, P.A.
 315 Elm St., Wichita, KS 67211 P 316-262-7171 F 316-262-0449
 www.baughman.com

Revised per Amendment #1: March 22, 2007
 Revised per Ordinance 448: March 22, 2007
 Revised per City Council: August 1, 2006
 Submitted: May 8, 2006

BACKGROUND: The applicant is requesting IP Industrial Park (IP) zoning on the undeveloped 10-acre, mostly SF-5 Single-family Residential (SF-5) and LC Limited Commercial (LC) zoned tract located on the south side of West 21st Street North and east of North Hoover Road. The IP zoning will allow for the expansion of an existing IP zoned manufacturing facility/machine shop located directly north of the site, across 21st Street North. The existing IP zoned manufacturing facility is also the last non-residential zoned property located east of the Hoover Road – 21st Street North intersection, until 29th Street North and West Street.

The area is a mix of land uses located in both the County and the City of Wichita. The zoning in the area includes SF-20 Single-Family Residential (SF-20), SF-5, LC, OW Office-Warehouse (OW), GC General Commercial (GC), IP and LI Limited Industrial (LI). The area’s zoning allows a wide range of uses (some noncompliant) including up-scale single-family subdivisions, a few isolated single-family residences, active and spent sand pits, farmland, a construction and demolition landfill with a temporary rock crusher, limited manufacturing, an auto body shop, and self-storage warehouses. The IP zoned Cox Machine manufacturing facility (built 2001, 2005 and 2009) is located north of the site across 21st Street, as are an IP zoned commercial strip building (built 2011) and self-storage warehouses (built 2009). Three SF-5 zoned single-family residences (a trailer and a stick frames built 1940 and 1957) and two SF-20 zoned sand pits are also located north of the site across 21st Street. Both of the sand pits are spent (CU-292, CU-16 and CU-24) but there has been recent subdivision and zoning activity on them. On March 10, 2016, SUB2016-00009 was presented to the Subdivision Committee (SD) as an expansion of the Emerald Bay up-scale single-family residential subdivision; no action was taken by the SD. The other sand pit had a Conditional Use (CON2016-00002) approved for a temporary rock crusher to clean up its current noncompliant use as a construction and demolition landfill and a wrecking and salvage yard. A LI zoned (ZON2000-00012, PO #72) auto body repair shop (built 2010) is located northwest of the site on the northeast corner of Hoover Road and 21st Street North. An OW zoned (SCZ-0764, PO Protective Overlay #39) self-service warehouse (built 1999, 2013 and 2014) abuts the west of the site and there is an active rail road track located west and adjacent to the site. A SF-5 zoned spent sand pit (CU-191) abuts the east and south sides of the site. This east abutting sand pit will be considered for a Conditional Use for a major utility/water treatment plant at the June 16, 2016, MAPC hearing; CON2016-00014. The Wichita-Valley Center Floodway and its levee are also located further south and east of the site.

CASE HISTORY: Conditional Use CU-191 was approved to allow sand extraction on the site on December 1, 1976. The property was zoned R-1 Suburban Residential in 1958, which was converted to SF-20 zoning in 1996. The site was annexed in the City between 1991 and 2000, after which the SF-20 zoning became SF-5.

ADJACENT ZONING AND LAND USE:

NORTH: LI, IP, SF-5, SF-20	Auto body repair, manufacturing, self-service warehouse, commercial strip, single-family residences, spent sand pits
SOUTH: SF-5, levee	Spent sand pit, Wichita-Valley Floodway
EAST: SF-5, levee	Spent sand pit, derelict building, rubbish, Wichita-Valley Center Floodway
WEST: OW, rail road, GC, LI	Self-service warehouse, active rail road tracks, boat and RV storage warehouse

PUBLIC SERVICES: The site has direct access onto 21st Street North. The site is located approximately 450 feet east of the Hoover Road – 21st Street North intersection. At this location both streets are paved two-lane local streets that function like collectors, providing quick access to the nearest paved four-lane arterial streets, Zoo Boulevard and another portion of 21st Street North or the paved two-lane arterial West Street. Public sewer is available to the site. Public water would have to be extended to the site, across 21st Street North. Portions of the east and south sides of the site are located in FEMA Flood Plain.

CONFORMANCE TO PLANS/POLICIES: The “Community Investment Plan’s” (Plan, adopted November 19, 2015) “2035 Wichita Future Growth Map” depicts the site as “new residential.” The new residential category 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.

The site’s predominate SF-5 zoning is a match for the new residential category and restricts development pretty much to single-family residential development and certain institutional uses. The SF-5 zoning has more in common to some of the most recent development in the area, the still developing Emerald Bay single-family residential development, which is located approximately three-quarters of a mile northeast of the site. The site’s 100-foot wide by 560-foot long east strip may offer limited development opportunities because of its deep and narrow configuration.

The application is intended to allow the expansion of an existing IP zoned manufacturing facility that is located directly north of the site across 21st Street North. The existing IP zoned manufacturing facility is part of a relatively small group of recently (1999-2014) well built and maintained IP, LI, OW, GC and LC zoned businesses located on the four corners of the Hoover Road – 21st Street North arterial intersection. Several of these sites have POs that eliminate uses that would be permitted by the base zoning. Several of these sites abut an active rail road track.

The purpose of the IP Industrial Park District is to accommodate limited commercial services, research and development, administrative facilities and industrial and manufacturing uses that can meet high development and performance standards. The IP District is generally compatible with the "employment/industry center" designation of the Wichita-Sedgwick County Comprehensive Plan. The IP zoning district does not allow residential development. Moreover the IP zoning district does not allow by right or conditional use such businesses as drinking establishments, night clubs, pawn shops, second hand stores, basic industry, landfills, mining or quarrying, rock crushing, outdoor storage as a principle use, gas and/or fuel storage, vehicle storage yards, wrecking and salvage, sexual oriented businesses, service stations, general or limited vehicle repair, car sales, event centers, commercial or ancillary parking, nurseries, entertainment establishments, kennels, hotel or motels, nursing facilities, micro-breweries, recreational vehicle campgrounds, rodeos, and medical services. The proposed IP zoning can be

compatible with the existing non-residential and residential zoning and development in the still developing area.

The “Locational Guidelines” of the Plan notes that industrial uses should be located in areas with good access to highways, rail lines, and airports. The site is located approximately 450 feet east of the Hoover Road – 21st Street North intersection. At this location both streets are paved two-lane local streets that function like collectors, providing quick access to the nearest paved four-lane arterial streets, Zoo Boulevard and another portion of 21st Street North or the paved two-lane arterial West Street. The Locational Guidelines also support expansion of existing uses to adjacent areas, which is the intent of the proposed zoning.

RECOMMENDATION: Based upon information available prior to the public hearings, planning staff recommends that the request be APPROVED. This recommendation is based on the following findings:

1. **The zoning, uses and character of the neighborhood:** The area is a mix of land uses located in both the county and the City of Wichita. The zoning in the area includes SF-20 Single-Family Residential (SF-20), SF-5, LC, OW Office-Warehouse (OW), GC General Commercial (GC), IP and LI Limited Industrial (LI). The zoning allows a wide range of uses (some noncompliant) including up-scale single-family subdivisions, a few isolated single-family residences, active and spent sand pits, farmland, a construction and demolition landfill with a temporary rock crusher, limited manufacturing, an auto body shop, and self-storage warehouses.

The IP zoned Cox Machine manufacturing facility (built 2001, 2005 and 2009) is located north of the site across 21st Street, as are an IP zoned commercial strip building (built 2011) and self-storage warehouses (built 2009). Three SF-5 zoned single-family residences (a trailer and a stick frames built 1940 and 1957) and two SF-20 zoned sand pits are also located north of the site across 21st Street. Both of the sand pits are spent (CU-292, CU-16 and CU-24) but there has been recent subdivision and zoning activity on them. On March 10, 2016, SUB2016-00009 was presented to the Subdivision Committee (SD) as an expansion of the Emerald Bay up-scale single-family residential subdivision; no action was taken by the SD. The other sand pit had a Conditional Use (CON2016-00002) approved for a temporary rock crusher to clean up its current noncompliant use as a construction and demolition landfill and a wrecking and salvage yard. A LI zoned (ZON2000-00012, PO #72) auto body repair shop (built 2010) is located northwest of the site on the northeast corner of Hoover Road and 21st Street North. An OW zoned (SCZ-0764, PO Protective Overlay #39) self-service warehouse (built 1999, 2013 and 2014) abuts the west of the site, and there is an active rail road track located west and adjacent to the site. A SF-5 zoned spent sand pit (CU-191) abuts the east and south sides of the site. This east abutting sand pit will be considered for a Conditional Use for a major utility/water treatment plant at the June 16, 2016, MAPC hearing; CON2016-00014. The Wichita-Valley Center Floodway and its levee are also located further south and east of the site.

2. **The suitability of the subject property for the uses to which it has been restricted:**

The undeveloped 10-acre site is zoned SF-5 with a narrow, deep strip (110 feet by 560 feet) of LC zoning on a portion of its east side. The SF-5 zoning which permits single-family residential development and some institutional uses, such as schools and churches, by right. The LC zoning allows residential development and multiple commercial development by right. However the LC zoned portion of the site may offer limited development opportunities because of its deep and narrow configuration. The site could be used as presently zoned.

3. **Extent to which removal of the restrictions will detrimentally affect nearby property:** If approved the IP zoning would permit uses that are mostly confined to being conducted indoors, much like the current non-residential development in the area, which are, for the most part, well built and maintained.
4. **Conformance of the requested change to the adopted or recognized Comprehensive Plan and policies:** The “Community Investment Plan’s” (Plan, adopted November 19, 2015) “2035 Wichita Future Growth Map” depicts the site as “new “residential.” The new residential category 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.

The site’s predominate SF-5 zoning is a match for the new residential category and restricts development pretty much too single-family residential development. The SF-5 zoning has more in common to some of the most recent development in the area, the still developing Emerald Bay single-family residential development, which is located approximately three-quarters of a mile northeast of the site. The site’s 100-foot wide by 560-foot long east strip may offer limited development opportunities because of its deep and narrow configuration.

The application is intended to allow the expansion of an existing IP zoned manufacturing facility that is located directly north of the site across 21st Street North. The existing IP zoned manufacturing facility is part of a relatively small group of well built and maintained IP, LI, OW, GC and LC zoned businesses located on the four corners of the Hoover Road – 21st Street North arterial intersection. Several of these sites have POs that eliminate uses that would be permitted by the base zoning. Several of these sites abut an active rail road track.

The purpose of the IP Industrial Park District is to accommodate limited commercial services, research and development, administrative facilities and industrial and manufacturing uses that can meet high development and performance standards. The IP District is generally compatible with the "employment/industry center" designation of the Wichita-Sedgwick County Comprehensive Plan. The IP zoning district does not allow residential development. Moreover the IP zoning district does not allow by right or conditional use such businesses as drinking establishments, night clubs, pawn shops,

second hand stores, basic industry, landfills, mining or quarrying, rock crushing, outdoor storage as a principle use, gas and/or fuel storage, vehicle storage yards, wrecking and salvage, sexual oriented businesses, service stations, general or limited vehicle repair, car sales, event centers, commercial or ancillary parking, nurseries, entertainment establishments, kennels, hotel or motels, nursing facilities, micro-breweries, recreational vehicle campgrounds, rodeos, and medical services. The proposed IP zoning can be compatible with the existing non-residential and residential zoning and development in the still developing area.

The “Locational Guidelines” of the Plan notes that industrial uses should be located in areas with good access to highways, rail lines, and airports. The site is located approximately 450 feet east of the Hoover Road – 21st Street North intersection. At this location both streets are paved two-lane local streets that function like collectors, providing quick access to the nearest paved four-lane arterial streets, Zoo Boulevard and another portion of 21st Street North or the paved two-lane arterial West Street. The Locational Guidelines also support expansion of existing uses to adjacent areas, which is the intent of the proposed zoning.

5. **Impact of the proposed development on community facilities:** Traffic on 21st Street North, Hoover Road, Zoo Boulevard and West Street will increase due to the development of 10-acres of IP zone land. But, any development on the currently zoned SF-5 site will increase traffic. Further impact on community facilities will be determined at the time of platting.

STAFF REPORT
MAPC June 16, 2016
DAB III July 6, 2016

CASE NUMBER: ZON2016-00022 & CON2016-00015

APPLICANT/AGENT: Mark Sr., LLC c/o Donald Reddick (owner/applicant) Ferris Consulting, c/o Greg Ferris (agent)

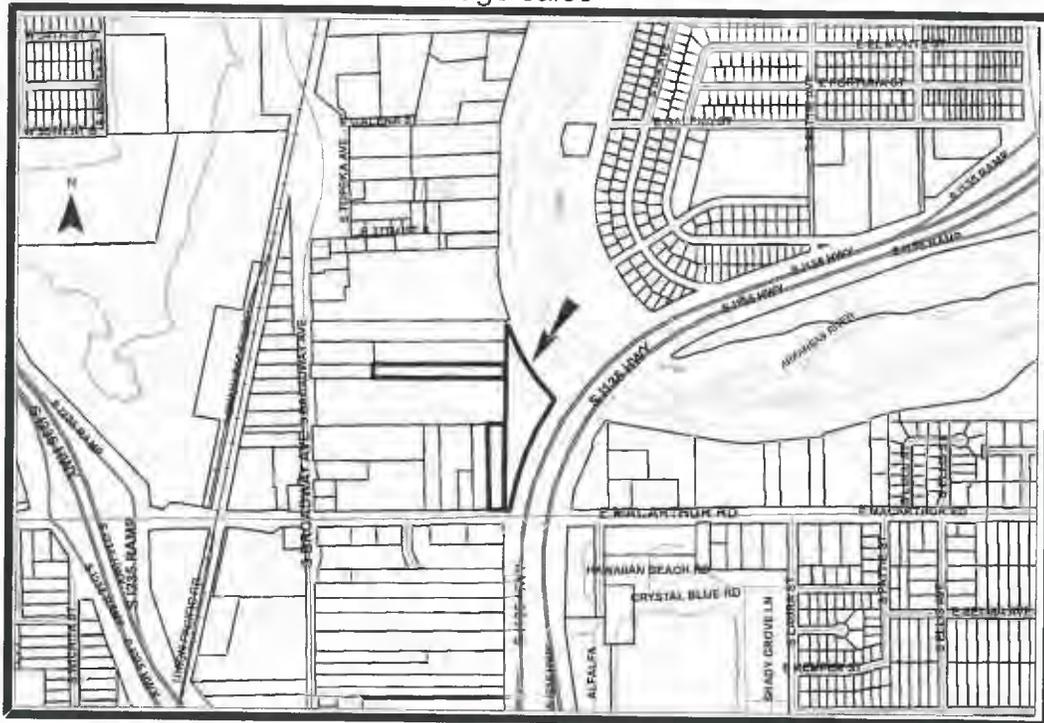
REQUEST: Zone change to LI Limited Industrial (“LI”), and a Conditional Use for a Wrecking/Salvage Yard

CURRENT ZONING: GC General Commercial (“GC”) & SF-5 Single-family Residential (“SF-5”)

SITE SIZE: 7.9-acres

LOCATION: Generally located east of South Broadway Avenue and north of East MacArthur Road.

PROPOSED USE: Storage and sale of wrecked and impounded vehicles and vehicle salvage sales



BACKGROUND: The applicant is requesting a zone change from SF-5 Single-family Residential (“SF-5”) and GC General Commercial (“GC”) to LI Limited Industrial (“LI”) and a Conditional Use to permit a wrecking/salvage yard on three unplatted tracts that total approximately 7.9-acres. The subject property is mostly vacant, with the northern tract developed with a car lot. The Unified Zoning Code (UZC) definition of a “wrecking and salvage yard” includes the proposed use: “...a lot, land, or structure used for the collecting, dismantling, storing, and/or salvaging of machinery, equipment, appliances, inoperable vehicles, vehicle parts, bulky waste, salvage materials, junk, or discarded materials; and/or for the sale of parts thereof. Typical uses include motor vehicle salvage yards and junkyards.” The UZC, Art III, Sec III-D.6.e, requires a Conditional Use for a wrecking/salvage yard in the LI zoning district.

The surrounding area is developed with tire sales and outdoor tire storage, car sales, vehicle repair, vehicle body repair shops, vehicle towing and storage, vehicle wrecking and salvage yards, junk yards, a sexual oriented business, motels and retail. There are a couple residences on the SF-5 zoned properties along the north side of MacArthur, between South Broadway and I-135. The subject site backs up to the Arkansas River and a portion of I-135 right-of-way (ROW) on its east side. All of the properties in this area, located on the east side of Broadway and the north side of MacArthur, end at the river or property zoned either GC or LI. Properties located on the south side of MacArthur are zoned GC or LI and are not deep and are much smaller than the properties located on the north side of MacArthur.

CASE HISTORY: The site is not platted. Part of the site is developed with a car lot, but the majority of the site is vacant.

ADJACENT ZONING AND LAND USE:

NORTH: GC, SF-5, LI	Vehicle storage and sales, vehicle auction, vehicle wrecking and salvage yards, motel
SOUTH: GC, LI	Salvage yard
EAST: SF-5	Arkansas River, I-135 ROW
WEST: GC, LI	Multi-family residences, self-storage

PUBLIC SERVICES: The subject property has direct access to MacArthur Avenue, a 4-lane arterial with a center turn lane in some locations. There are no CIP projects for this street. All utilities are available to the subject site.

CONFORMANCE TO PLANS/POLICIES: The “2035 Wichita Future Growth Concept Map” of the Community Investments Plan identifies this location as appropriate for “Industrial” development. The map identifies 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. There are a few auto storage yards and auto salvage yards in this area that are not in compliance with the current UZC, with some being in the area since at least 1997. The applicant's Conditional Use application is in conformance with the new Future Growth Map and it would not introduce a new use to the area, change the character of the area, and would be similar to the applicant's first site, which was approved for LI and GC zoning and a Conditional use for wrecking and salvage; adjacent ZON2009-00036 and CON2009-00040.

RECOMMENDATION: Based upon information available prior to the public hearing, planning staff recommends that the requested LI Limited Industrial zoning with a Conditional Use for a wrecking and salvage yard be APPROVED, subject to waiving of Supplemental Use Regulation (Sec.III-D.6.c) to allow the proposed use to abut an expressway and to require a 150 foot setback of the operation from an arterial street (East MacArthur Road) and the following conditions:

1. The Conditional Use shall authorize the operation of a vehicle wrecking and salvage yard, except for the south 150 feet of the site adjacent to East MacArthur Road. In no event shall the storage or bailing of waste, scrap paper, rags or junk (excluding metal) be permitted in conjunction with this use.
2. The site shall be developed in accordance to an approved site plan, which shall be submitted for approval by the Planning Director within 60 days of approval of the Conditional Use.
3. The subject property shall be entirely enclosed by a screening fence that is not less than 8 feet in height and having cracks and openings not in excess of five percent of the area of such fence. No wrecked vehicles or salvage, including vehicle parts or accessories, shall be permitted for screening purposes or located on or attached to the screening fence. The site shall be developed and operated in compliance with all the other conditions of UZC, Art II, Sec. II-B.14.q.
4. Screening along the east property line abutting the I-135 right-of-way shall be provided in the form of evergreen vegetation. The evergreen vegetation shall be planted and maintained in accordance with a landscape plan approved by the Planning Director and shall consist of plant materials that, at maturity, provide a solid hedge of evergreen vegetation with a minimum height of 30 feet.
5. The height of wrecked vehicles or salvage, including vehicle parts or accessories, shall not exceed the height of the screening fence and shall not be visible from ground-level view from any public right-of-way or adjoining properties.
6. Salvaged materials are to be piled and stored in an orderly manner such as would be provided by racks or bins. In order to reduce rodent potential, racks and bins shall be elevated so there is at least 18 inches between the bottom of the rack or bin and the ground. Racks or bins shall be a minimum of 48 inches away from any wall, fence, or

other rack or bin. Non-rackable material shall be stored with an exposed perimeter or in a manner specified by Environmental Services to prevent rodent harborage and breeding. All stored, wrecked and salvaged vehicles and materials shall be on a surface approved by the Office of Central Inspection.

7. The applicant shall maintain at all times an active program for the eradication and control of rodents.
8. Weeds shall be controlled within the salvage area and adjacent to and along the outside perimeter of the screening fence.
9. Any locking devices on entrance gates shall meet Fire Department requirements. Access to and within the wrecking/salvage yard shall be provided by fire lanes per the direction and approval of the Fire Department.
10. Employee parking spaces shall be provided per the UZC on an area paved with asphalt or concrete.
11. Access to the subject property shall be provided for on-going inspections of the site for soil and groundwater contaminants by Environmental Services and other applicable governmental agencies. If the inspections determine it to be necessary, the applicant shall be required to install monitoring wells on the property to monitor the quality of groundwater and shall pay the cost of an annual groundwater test for contaminants as designated by Environmental Services.
12. Notification shall be given to Environmental Services of any on-site storage of fuels, oils, chemicals, or hazardous wastes or materials. A disposal plan for fuels, oils, chemicals, or hazardous wastes or materials shall be placed on file with Environmental Services. All manifests for the disposal of fuels, oils, chemicals, or hazardous wastes or materials must be kept on file at the site and available for review by the Environmental Services.
13. The applicant shall implement a drainage plan approved by the City Engineer prior to the commencement of operations that minimizes non-point source contamination of surface and ground water.
14. The applicant shall obtain and maintain all applicable local, state, and federal permits necessary for the operation of a wrecking/salvage yard.
15. 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 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: Property north of the subject site is zoned GC, SF-5 and LI and is developed with a vehicle storage yard and wrecking and salvage yard. Property south of the site is zoned GC and LI and is developed with a salvage yard. Property to the east of the site is I-135 right-of way and the Arkansas River. Property to the west of the site is zoned GC and LI and is developed with multi-family residences and a self-storage facility.
2. The suitability of the subject property for the uses to which it has been restricted: 90% of the site is currently undeveloped, except for the norther 10% zoned SF-5 and being used as a car lot, a use not in compliance with the zoning. The LI zoning would allow commercial and industrial uses that allowed outside display, such as a car sales lot, or all types of vehicle repair, motels or many other retail uses. The chance of single-family residences being built on the SF-5 zoned portion of the site is unlikely, given the almost industrial character of the area. A wrecking and salvage yard may be permitted with a Conditional Use in the LI zoning district.
3. Extent to which removal of the restrictions will detrimentally affect nearby property: Detrimental affects on nearby property should be minimized by the recommended conditions of approval, which include screening. Approval of the Conditional Use and its conditions will be one of a few other for the area's existing, non compliant auto wrecking and salvage yards and junk yards, and an extension of a currently operating wrecking and salvage operation.
4. Conformance of the requested change to adopted or recognized Plans/Policies: The "2035 Wichita Future Growth Concept Map" of the Community Investments Plan identifies this location as appropriate for "Industrial" development. The map identifies 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. There are a few auto storage yards and auto salvage yards in this area that are not in compliance with the current UZC, with some being in the area since at least 1997. The applicant's Conditional Use application is in conformance with the new Future Growth Map and it would not introduce a new use to the area, change the character of the area, and would be similar to the applicant's first site, which was approved for LI and GC zoning and a Conditional use for wrecking and salvage; adjacent ZON2009-00036 and CON2009-00040.

5. Impact of the proposed development on community facilities: All utilities are available to the site. The use of this property should have limited impact on community facilities, with the possible exception of soil and groundwater contaminants.

FERRIS CONSULTING

PO BOX 573 WICHITA, KS 67201
PHONE 316-516-0808 FAX 316-722-9799

May 6, 2016

Dale Miller, Director
Metropolitan Area Planning Department
City Hall, 10th Floor
455 N. Main
Wichita, KS 67202

RE: Rezoning the Property Located at 628 E. Macarthur from SF-5 to LI, rezoning the property East and North that is currently unzoned, and part of 3830 S. Broadway from GC and SF-5 to LI and a Conditional Use for Wrecking/Salvage on a part of the rezoned property.

Dear Dale:

The property located at 628 E. Macarthur is currently zoned SF-5 and is a vacant lot. The property located at 3830 S. Broadway is under contract to purchase by the same owner. The owner of these lots also owns 3852 S. Broadway and 3760 S. Broadway. He recently purchased surplus right of way from the State of Kansas that abuts these lots. This surplus property is currently unzoned.

The property located at 3852 and 3760 S. Broadway are zoned LI and have a conditional use permit to allow wrecking and salvage. The owner would like to use a portion of the unzoned property the north portion of 628 E. Macarthur, and the east portion of 3830 S. Broadway to store vehicles that are towed. The UZC requires a conditional use permit for wrecking and salvage to store vehicles that have been towed and are inoperable. The properties located at 3852 and 3760 S. Broadway have approved conditional use permits. (CON2003-00053 and CON2009-00040). The owner is willing to have the same conditions apply to the new conditional use as is applied to both of the existing conditional use permits.

3830 S. Broadway is currently used as a vehicle sales lot. The rear portion of the property is zoned SF-5 and the part of the property abutting Broadway is zoned GC. There is no residential use on the property and all abutting property is all used for commercial purposes. There is a non-conforming use to the north on the abutting property. This property is zoned SF-5 but used as storage for the Wichita Auto Auction. The depth of the property abutting Broadway, 431', will not be rezoned nor will it be part of the conditional use.

The property located at 628 E. Macarthur will be rezoned but the south 400 feet will not be a part of the conditional use. The unzoned property will all be rezoned to LI but the south 400 feet of the lot, that which abuts Macarthur, will not be part of the conditional use.

The area is a mix of Limited Industrial, General Commercial and SF-5 zoning. The only residential properties are the non-conforming site that is north of 3830 S. Broadway and west of 628 E. Macarthur. The site adjacent to 628 Macarthur is bordered on the west by GC zoning and the north by LI zoning. Across Macarthur is LI and GC zoning. The site is buffered on the east by the Arkansas River and property owned by the Corp of Engineers. The area is nearly all heavy commercial uses.

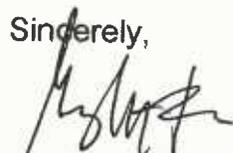
The site conforms to the requirements of the UZC for approval as follows:

- **The zoning, uses and character of the neighborhood:** The area is primarily heavy commercial with some industrial uses. There are currently wrecking/salvage yards adjacent to of the proposed properties.
- **The suitability of the subject property for the uses to which it has been restricted:** The site is not suitable for residential development. The property in all directions, except one parcel, is light and heavy commercial uses.
- **The extent to which removal of the restrictions will detrimentally affect nearby property:** There will be no negative impact on the surrounding properties. The site will be screened. The setback of wrecking and salvage uses from Macarthur and Broadway eliminate visibility to the conditional use areas.
- **The relative gain to the public health, safety and welfare as compared to the loss in value or the hardship imposed upon the applicant:** The unzoned property has no access to any property except a non-conforming use and the owner's parcels. This area will be developed and will pay taxes. It also ties together all the applicant's properties. Denial would place a hardship on the applicant's ability to utilize all his property.
- **Impact of the proposed development on community facilities:** The proposed use generates less traffic than limited commercial uses. There are no new access points to Macarthur or Broadway. There is adequate water and sewer in the area and the intended uses will have limited need for additional water and sewer.

The applicant requests that the 628 E. Macarthur and the currently unzoned property not be required to plat at this time. If at any time a building permit, except for a screening fence, is needed on these lots platting will be required.

This application also conforms to Section III D.6.e. of the UZC. We hope that Staff will recommend the approval of this application. Please let me know if you have any questions.

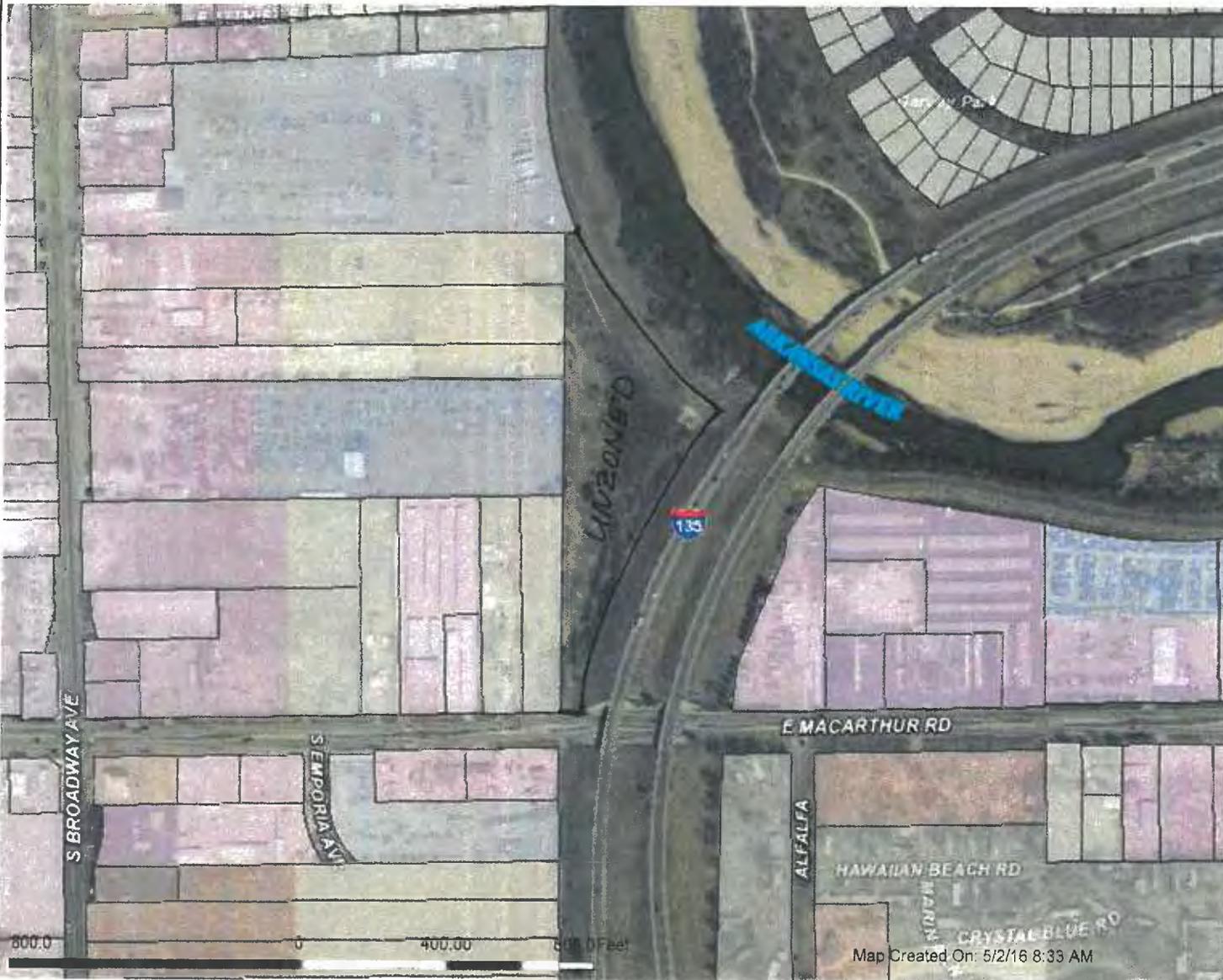
Sincerely,



Gregory Ferris



City of Wichita Map Print



Legend

- Parcels
- Zoning
- AFB AIR FORCE BASE
- B MULTI FAMILY
- CBD CENTRAL BUSINESS DIST
- GC GENERAL COMMERCIAL
- GI GENERAL INDUSTRIAL
- GO GENERAL OFFICE
- IP INDUSTRIAL PARK
- IP-A INDUSTRIAL PARK - AIRPOF
- LC LIMITED COMMERCIAL
- LI LIMITED INDUSTRIAL
- MF-18 MULTI FAMILY
- MF-29 MULTI FAMILY
- MH MANUFACTURED HOUSING
- NO NEIGHBORHOOD OFFICE
- NR NEIGHBORHOOD RETAIL
- OW OFFICE WAREHOUSE
- PUD PLANNED UNIT DEVELOPM
- RURAL RESIDENTIAL
- SF-10 SINGLE FAMILY
- SF-20 SINGLE FAMILY
- SF-5 SINGLE FAMILY
- TF-3 TWO FAMILY
- U NIVERSITY

This information is not an official record, and cannot be used as such. The user should rely only upon official records available from the custodian of records in the appropriate City and/or County department. Some data provided here and used for the preparation of these maps has been obtained from public records not created or maintained by the City of Wichita.

1: 4,800

Dwight D. Eisenhower State Office Building
700 S.W. Harrison Street
Topeka, KS 66603-3745

Mike King, Secretary
Robert A Stork, Chief

Kansas
Department of Transportation
Bureau of Right of Way

Phone: 785-296-3501
Fax: 785-296-0009
Toll Free: 877-461-6817
Hearing Impaired - 711
publicinfo@ksdot.org
<http://www.ksdot.org>
Sam Brownback, Governor

March 10, 2016

Requester

Attn.: Mark Ysidro
3760 S. Broadway Street
Wichita, Kansas 67216-1032

RE: Release of Highway Right of Way
Located at the intersection of US-81 and E. MacArthur Road
Project No. 35W-87 I 35W-1 (28), Sedgwick County
C/A 125 - Tract No. 7 - RID No. 1530

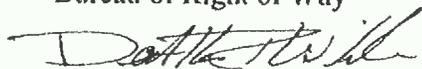
Dear Mr. Ysidro:

Enclosed is the recorded quitclaim deed for the US-81 highway right of way located at the intersection of US-81 and E. MacArthur Road. The deed has been recorded in the Sedgwick County Register of Deeds Office.

Thank you for your patience with this transaction. If you have any questions, please contact this office, (785) 296-6942.

Sincerely,

Robert A. Stork, Chief
Bureau of Right of Way



DeAllon Wildeman
Right of Way Inventory & Disposal Section

RAS: DW

Enclosure

C: Benny Tarverdi, District V Engineer
Don Snyder, District V Area Engineer - Wichita
Steve Garrett, Bureau of Fiscal Services - Procurement and Inventory Section



Sedgwick County
Register of Deeds - Tonya Buckingham
Doc.#/Flm-Pg: 29590200

Receipt #: 1965645
Pages Recorded: 3

Recording Fee: 437.00

Cashier: Katigell

Authorized By: *Tonya Buckingham*

Date Recorded: 02/23/2016 10:26:01 AM



Sedgwick County Tr. 7 CSA 5W -87 I-35W-1 (28) I 2/8/16 Job No. 125 RID 1530 Page 1 of 3
No Sales Validation Required KSA 79-1437e(a)(13)

QUITCLAIM DEED

THIS DEED, Made February 8, 2016, by and between The State of Kansas, acting by and through Michael S. King, as Secretary of Transportation of the State of Kansas, of the first part, and Mark Sr. LLC of Sedgwick County, in the State of Kansas of the second part:

WITNESSETH, That said party of the first part, in consideration of the sum of one dollar and other valuable consideration to it duly paid, has sold, and by these presents does Remise, Release and Quitclaim unto the said parties of the second part, their heirs and assigns, forever, all that tract of land situated in the County of Sedgwick and the State of Kansas described as follows, to-wit:

A tract of land in Lot 5 of the Fractional Southwest Quarter of Section 9, Township 28 South, Range 1 East of the 6th P.M., described as follows: COMMENCING at the Southwest corner of said Lot 5; thence on an assumed bearing of North 00 degrees 18 minutes 13 seconds East, 65.00 feet along the West line of said Lot 5 to the Northerly right of way line of MacArthur Road and the POINT OF BEGINNING; FIRST COURSE, thence continuing North 00 degrees 18 minutes 13 seconds East, 1254.79 feet along said West line of said Lot 5 to the North line of said Lot 5; SECOND COURSE, thence North 88 degrees 55 minutes 43 seconds East, 14.43 feet along said North line to Southerly line of the Floodway Right of Way, being a tract of land as described as tract 7 in District Court Case Number 10CV1790, in the District Court of Sedgwick County, Kansas; THIRD COURSE, thence South 23 degrees 59 minutes 48 seconds East, 115.65 feet along said Southerly line; FOURTH COURSE, thence on a curve of 1235.92 feet radius to the left, an arc distance of 480.89 feet along said Southerly line with a chord which bears South 35 degrees 08 minutes 28 seconds East, 477.86 feet; FIFTH COURSE, thence South 33 degrees 32 minutes 44 seconds West, 35.98 feet; SIXTH

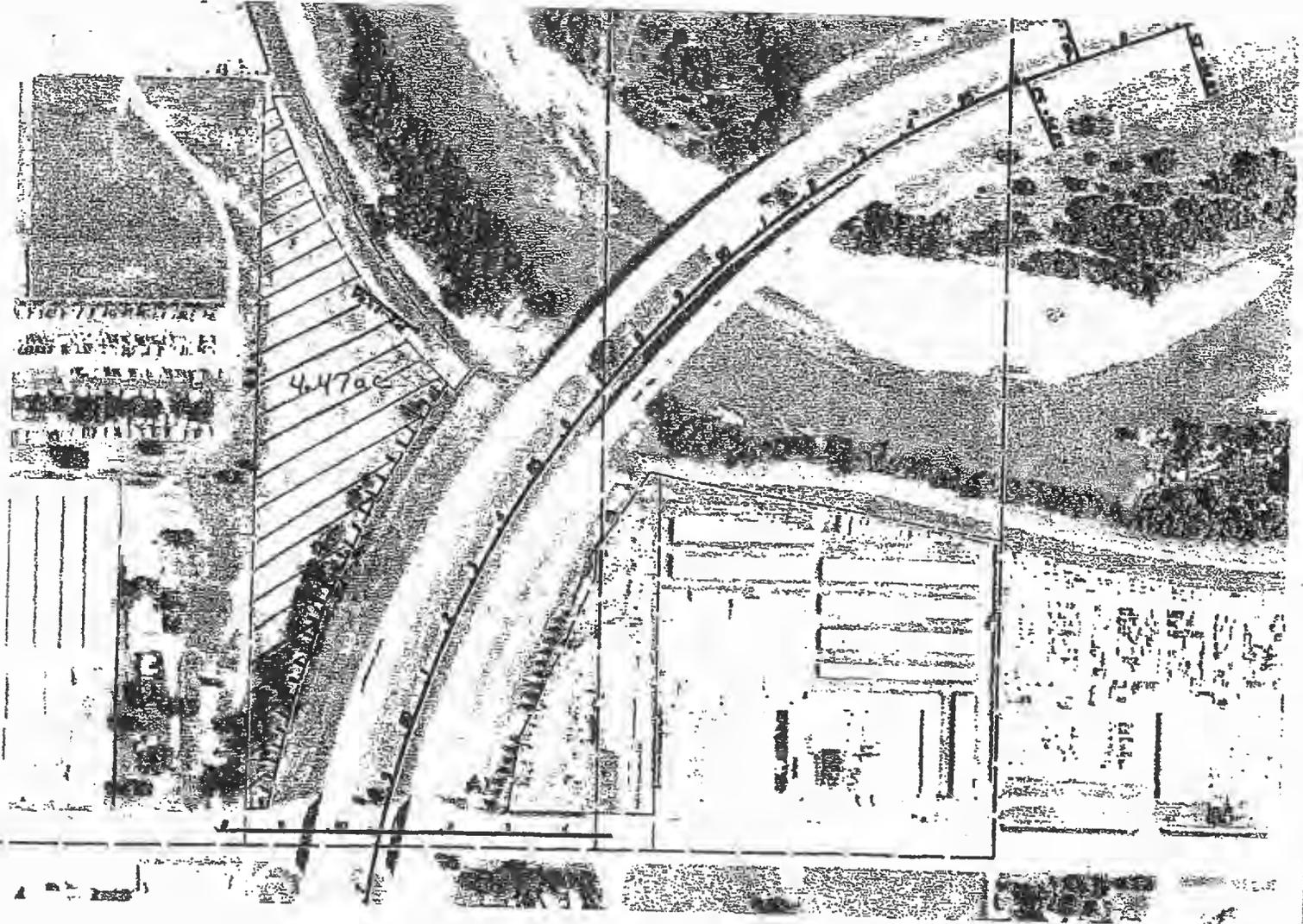
29690200

Sedgwick Court Tr. 7 CSA 35W -87 I-35W-1 (28) I 2 6 Job No. 125 Page 2 of 3
COURSE, thence South 30 degrees 22 minutes 26 seconds West, 200.00 feet; SEVENTH
COURSE, thence South 24 degrees 59 minutes 49 seconds West, 200.00 feet; EIGHTH
COURSE, thence South 16 degrees 45 minutes 16 seconds West, 200.00 feet; NINTH
COURSE, thence South 12 degrees 32 minutes 56 seconds West, 187.54 feet to said Northerly
right of way line of MacArthur Road; TENTH COURSE, thence South 89 degrees 38 minutes
00 seconds West, 39.24 feet along said right of way line to the point of beginning. The above
described tract contains 4.47 acres, more or less.

The party of the first part hereby retains any and all abutters' rights of access to highway I-135
(Previously 35W) and Mac Arthur Road.

RESTRICTIVE COVENANT: Grantees, for their heirs and assigns, do hereby covenant and
agree, said covenant to run with the land, that the land conveyed herein shall not be used for
billboards, signboards or other outdoor advertising purposes.

The above described land is subject to easement for the right of ingress and egress, reconstruction,
and maintenance of all existing utilities and appurtenances thereto, together with the appurtenance
and all the estate, title and interest of said party of the first part therein.





Register of Deeds - Bill Meek
DOC.#/FLM-PG: 29436230

Book #: 188891B
Pages Recorded: 2
Cashier Initials: BJC

Recording Fee: \$12.00
Authorized By

Date Recorded: 2/21/2014 10:11:43 AM



KANSAS WARRANTY DEED

Grantor(s): **Darold D. Hale, a single person**

Grantee(s): **MarkSr, LLC, a Kansas limited liability company**

Grantee(s) mailing address: **3760 S. Broadway, Wichita, KS 67216**

In consideration of One Dollar and other valuable considerations, the receipt of which is hereby acknowledged, the Grantor(s) **GRANT, BARGAIN, SELL AND CONVEY** to Grantee(s), the following described premises, to wit:

Part of the south 20 acres of Lot 4, Section 9, Township 28 South, Range 1 East of the sixth Principal Meridian, Sedgwick County, Kansas, , described as follows: Beginning 1221.12 feet east and 65 feet north of the southwest corner of said Section 9, said easterly distance being measured along the south line of said Section 9, and said northerly distance at right angles with the south line of said Section 9; thence north at right angles with the south line of said Section 9, 586.09 feet; thence east parallel with the south line of said Section 9, 119.31 feet to the east line of said Lot 4, thence southerly along the east line of said Lot 4, 586.2 feet to a point 65 feet north of the south line of said Section 9, thence west 103.62 feet to beginning.

subject to all easements, restrictions, reservations and covenants, if any, now of record.

The Grantor(s) hereby covenanting that the Grantor(s), their heirs, successors and assigns, will **WARRANT AND DEFEND** the title to the premises unto the Grantee(s), their heirs, successors and assigns, against the lawful claims of all persons whomsoever, excepting however the general taxes for the current calendar year and thereafter, and the special taxes becoming a lien after the date of this deed.

Dated this: 9th day of December, 2011



Security 1st Title

File No. 2040139

3830 S. Broadway Legal:

The east 900 feet of the N 95.5 FT S 1066.85 FT GOV LOT 4 SEG 9-28-1E

628 E. Macarthur Legal:

Part of the south 20 acres of Lot 4, Section 9, Township 28 South, Range 1 East of the sixth Principal Meridian, Sedgwick County, Kansas, described as follows: Beginning 1221.12 feet east and 65 feet north of the southwest corner of said Section 9, said easterly distance being measured along the south line of said Section 9, and said northerly distance at right angles with the south line of said Section 9; thence north at right angles with the south line of said Section 9, 586.09 feet; thence east parallel with the south line of said Section 9, 119.31 feet to the east line of said Lot 4, thence southerly along the east line of said Lot 4, 586.2 feet to a point 65 feet north of the south line of said Section 9, thence west 103.62 feet to beginning.

Unzoned Property Legal:

A tract of land in Lot 5 of the Fractional Southwest Quarter of Section 9, Township 28 South, Range 1 East of the 6th P.M., described as follows: COMMENCING at the Southwest corner of said Lot 5; thence on an assumed bearing of North 00 degrees 18 minutes 13 seconds East, 65.00 feet along the West line of said Lot 5 to the Northerly right of way line of MacArthur Road and the POINT OF BEGINNING; FIRST COURSE, thence continuing North 00 degrees 18 minutes 13 seconds East, 1254.79 feet along said West line of said Lot 5 to the North line of said Lot 5; SECOND COURSE, thence North 88 degrees 55 minutes 43 seconds East, 14.43 feet along said North line to Southerly line of the Floodway Right of Way, being a tract of land as described as tract 7 in District Court Case Number 10CV1790, in the District Court of Sedgwick County, Kansas; THIRD COURSE, thence South 23 degrees 59 minutes 48 seconds East, 115.65 feet along said Southerly line; FOURTH COURSE, thence on a curve of 1235.92 feet radius to the left, an arc distance of 480.89 feet along said Southerly line with a chord which bears South 35 degrees 08 minutes 28 seconds East, 477.86 feet; FIFTH COURSE, thence South 33 degrees 32 minutes 44 seconds West, 35.98 feet; SIXTH COURSE, thence South 30 degrees 22 minutes 26 seconds West, 200.00 feet; SEVENTH COURSE, thence South 24 degrees 59 minutes 49 seconds West, 200.00 feet; EIGHTH COURSE, thence South 16 degrees 45 minutes 16 seconds West, 200.00 feet; NINTH COURSE, thence South 12 degrees 32 minutes 56 seconds West, 187.54 feet to said Northerly right of way line of MacArthur Road; TENTH COURSE, thence South 89 degrees 38 minutes 00 seconds West, 39.24 feet along said right of way line to the point of beginning. The above described tract contains 4.47 acres, more or less.

STAFF REPORT
MAPC June 16, 2016
DAB VI June 15, 2016

CASE NUMBER: CON2016-00014

APPLICANT/AGENT: City of Wichita - Public Works, c/o Gary Janzen (applicant/owner)
PEC, c/o Charles Brown (agent)

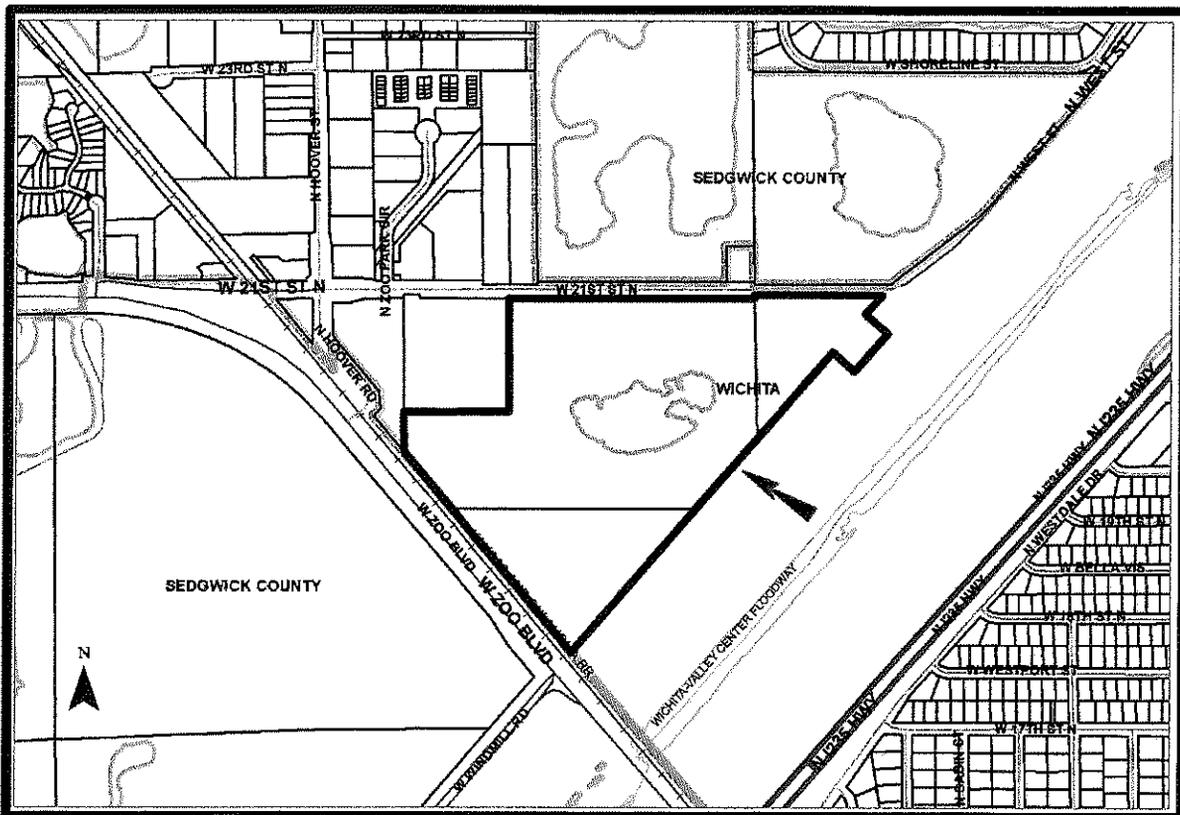
REQUEST: Conditional Use for a Major Utility

CURRENT ZONING: SF-5 Single-family Residential

SITE SIZE: 75.18-acres

LOCATION: Generally located east of North Hoover Road on the south side of West 21st Street North (WCC VI)

PROPOSED USE: Water Treatment Plant



BACKGROUND: The applicant is requesting a Conditional Use for a “major utility,” specifically a water treatment plant on the undeveloped 75.18-acre, SF-5 Single-family Residential (SF-5) zoned tract located on the south side of West 21st Street North and east of North Hoover Road. The Unified Zoning Code (UZC) requires consideration of a Conditional Use for a major utility in the SF-5 zoning district; UZC, Sec.III-B.5.c. (2).

The proposed water treatment plant will not treat sewage. The proposed water treatment plant will treat raw water from the Eques Beds and Cheney Lake via existing water pipelines located along West 21st Street North and Zoo Boulevard. The proposed water treatment plant will provide water for the future demands and peak use time. The proposed water treatment plant will also serve as a backup for the City’s only water treatment plant complex. The existing water treatment plant complex is located in a portion of Riverside area of town that has a development mix of Botanica public park, Cowtown, Sims public golf course, the Wichita Art Museum (built 1976, 2003) and urban density, mostly single-family residential development. The City’s only water treatment plant is also its first water treatment plant (built 1940, with subsequent expansions in 1955, 1968, 1993, 2008). Prior to its construction water for the City was provided by multiple wells.

The applicant’s site plan shows the proposed water treatment plant complex developed around the site’s existing, spent sand pit (Conditional Use CU-191). The complex consists of an operational building, finished and raw water clear wells, pump stations, disposal wells, reject water storage, a maintenance building and a material storage area. This plant will also be configured to send raw water from Cheney to the Aquifer Storage and Recovery Project (pump station to ASR) in the Eques beds by means of a storage reservoir and pump station. There is a pump station to the Hess Pump station which will allow the City to continue distribution of water from a single point, which is located at the City’s only water treatment plant in the Riverside area of town.

Disposal wells at the new plant will inject the reject water that is created from a reverse osmosis process into the deep aquifer below the site. All of the clear wells and water storage facilities are partially or fully submerged concrete reservoirs that hold water either before or after a process and before it moves to the next process of treatment, distribution or injection. Since demand varies from one minute to the next, storage is required to balance what is coming to a plant versus what is going out. The site plan is a concept since there is no time line for the beginning and completion of the facility, but there is a future need, thus the request.

The area is a mix of land uses located in both the County and the City of Wichita. The zoning in the area includes SF-20 Single-Family Residential (SF-20), SF-5, LC Limited Commercial (LC), OW Office-Warehouse (OW), GC General Commercial (GC), IP Industrial Park and LI Limited Industrial (LI). The zoning allows a wide range of uses (some noncompliant) including up-scale single-family subdivisions, a few isolated single-family residences, active and spent sand pits, farmland, a construction and demolition landfill with a temporary rock crusher, limited manufacturing, an auto body shop, undeveloped land and self-storage warehouses. Two SF-5 zoned single-family residences and two SF-20 zoned sand pits are located directly north of the site across 21st Street North. Both of the sand pits are spent (CU-292, CU-16 and CU-24) but there has been recent subdivision and zoning activity on them. On March 10, 2016, SUB2016-

00009 was presented to the Subdivision Committee (SD) as an expansion of the still developing Emerald Bay up-scale single-family residential subdivision; no action was taken by the SD. The other sand pit had a Conditional Use (CON2016-00002) approved for a temporary rock crusher to clean up its current noncompliant use as a construction and demolition landfill and a wrecking and salvage yard. An IP zoned manufacturing business is located northwest of the site across 21st Street North, as are an IP zoned commercial strip building and self-storage warehouses. A LI zoned (ZON2000-00012, PO #72) auto body repair shop is located further northwest of the site on the northeast corner of Hoover Road and 21st Street North. A mostly SF-5 and a small strip of LC zoned 10-acre undeveloped tract abuts a west portion of the site. This 10-acre tract is being considered for IP zoning at the June 16, 2016, MAPC meeting. An OW zoned self-service warehouse (SCZ-0764, PO Protective Overlay #39) is located further west of the site. There is an active rail road track that abuts the OW zoned site. The Sedgwick County Zoo and a County park are located further west of the site, across Zoo Boulevard. The Wichita-Valley Center Floodway and its levee abuts the south and east sides of the site. Most of the site is located in FEMA Flood Plain.

CASE HISTORY: Conditional Use CU-191 was approved to allow sand extraction on the site on December 1, 1976. The property was zoned R-1 Suburban Residential in 1958, which was converted to SF-20 zoning in 1996. The site was annexed in the City between 1991 and 2000, after which the SF-20 zoning became SF-5.

ADJACENT ZONING AND LAND USE:

NORTH: SF-5, SF-20, IP	Single-family residences, spent sand pits, manufacturing,
SOUTH: Levee	Wichita-Valley Floodway
EAST: Levee	Wichita-Valley Center Floodway
WEST: SF-5, LC, OW	Undeveloped land, self-service warehouse, active rail road Tracks, zoo, public park

PUBLIC SERVICES: The site has direct access onto 21st Street North. The site is located approximately 450 feet east of the Hoover Road – 21st Street North intersection. At this location both streets are paved two-lane local streets that function like collectors, providing quick access to the nearest paved four-lane arterial streets, Zoo Boulevard and another portion of 21st Street North or the paved two-lane arterial West Street. Public sewer is available to the site. Public water would have to be extended to the site, across 21st Street North. Most of the site is located in FEMA Flood Plain.

CONFORMANCE TO PLANS/POLICIES: The “Community Investment Plan’s” (Plan, adopted November 19, 2015) “2035 Wichita Future Growth Map” depicts the site as “new residential.” The new residential category 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.

The site's SF-5 zoning is a match for the new residential category and restricts development pretty much too single-family residential development and some institutional uses by right. The site's SF-5 zoning has more in common to some of the some of the most recent development in the area, such as the still developing Emerald Bay single-family residential subdivision, which is located less than a half of a mile northeast of the site.

The Plan has a goal of providing 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. The proposed water treatment plant is part of that goal.

The UZC classifies a major utility as a "civic and public use." The UZC has no definition of civic and public uses. However, the proposed water treatment facility most closely resembles an industrial use that does not generate pollution, odor, noise, safety hazards, or high levels of traffic. This observation is based on the City's only water treatment plant and its integration into the Riverside neighborhood which is a development mix of Botanica public park, Cowtown, Sims public golf course, the Wichita Art Museum and urban density, mostly single-family residential development. Based on the location of the City's existing water treatment plant it appears highly likely that the proposed water treatment plant can meet the Plan's goal of compatibility among various land uses.

The proposed facility requires consideration of a Conditional Use as a major utility in all zoning districts except the AFB Air Force Base (AFB) zoning district, which allows it by right. There are no supplemental use regulations listed for a Conditional Use for a major utility, however compatibility standards will apply as will, platting, landscaping and other development standards. Utilities provide services that are essential to support development, which is the intent of the application.

RECOMMENDATION: Based upon information available prior to the public hearings, planning staff recommends that the request be APPROVED, subject to the following conditions:

- (1) The Conditional Use shall be for a water treatment plant, not a sewage treatment plant. The site shall be platted before building permits are issued.
- (2) The site shall be developed according to an approved site plan which shall show, but not limited to, parking, signage, landscaping, screening, etc. The site plan turned in with the application will be considered a concept plan which will be replaced with a site plan that will more closely resemble the facility when it is ready for development.
- (3) IP Industrial Park setbacks shall apply to the site: a 50-foot front building setback, a 10-foot rear building setback and a 15-foot interior side yard building setback.
- (4) Compatibility Height standards shall be in effect.

This recommendation is based on the following findings:

1. **The zoning, uses and character of the neighborhood:** The area is a mix of land uses located in both the County and the City of Wichita. The zoning in the area includes SF-20, SF-5, LC, OW, GC, IP, and LI. The zoning allows a wide range of uses (some noncompliant) including up-scale single-family subdivisions, a few isolated single-family residences, active and spent sand pits, farmland, a construction and demolition landfill with a

temporary rock crusher, limited manufacturing, an auto body shop, undeveloped land and self-storage warehouses.

Two SF-5 zoned single-family residence and two SF-20 zoned sand pits are located directly north of the site, across 21st Street North. Both of the sand pits are spent (CU-292, CU-16 and CU-24) but there has been recent subdivision and zoning activity on them. On March 10, 2016, SUB2016-00009 was presented to the Subdivision Committee (SD) as an expansion of the still developing Emerald Bay up-scale single-family residential subdivision; no action was taken by the SD. The other sand pit had a Conditional Use (CON2016-00002) approved for a temporary rock crusher to clean up its current noncompliant use as a construction and demolition landfill and a wrecking and salvage yard. An IP zoned manufacturing business is located northwest of the site across 21st Street North, as are an IP zoned commercial strip building and self-storage warehouses. A LI zoned (ZON2000-00012, PO #72) auto body repair shop is located further northwest of the site on the northeast corner of Hoover Road and 21st Street North. A mostly SF-5 and a small strip of LC zoned 10-acre undeveloped tract abuts a west portion of the site. This 10-acre tract is being considered for IP zoning at the June 16, 2016, MAPC meeting. An OW zoned self-service warehouse (SCZ-0764, PO Protective Overlay #39) is located further west of the site. There is an active rail road track abuts the OW zoned site. The Sedgwick County Zoo and a County park are located further west of the site, across Zoo Boulevard. The Wichita-Valley Center Floodway and its levee abuts the south and east sides of the site. Most of the site is located in a FEMA Flood Plain.

2. **The suitability of the subject property for the uses to which it has been restricted:** The undeveloped 75.18-acre site is zoned SF-5, which permits single-family residential development and some institutional uses, such as schools and churches, by right. Most of the site is located in a FEMA Flood Plain, which possibly makes the site less attractive for single-family residential development.
3. **Extent to which removal of the restrictions will detrimentally affect nearby property:** If approved the Conditional Use shall be for a water treatment plant, not a sewage treatment plant. The proposed water treatment facility most closely resembles an industrial use that does not generate pollution, odor, noise, safety hazards, or high levels of traffic. This observation is based on the City's only water treatment plant and its integration into the Riverside neighborhood which is a development mix of Botanica public park, Cowtown, Sims public golf course, the Wichita Art Museum and urban density, mostly single-family residential development. Based on the location of the City's existing water treatment plant it appears highly likely that the proposed water treatment plant can meet the Community Investment Plan's goal of compatibility among various land uses.
4. **Conformance of the requested change to the adopted or recognized Comprehensive Plan and policies:** The "Community Investment Plan's" (Plan, adopted November 19, 2015) "2035 Wichita Future Growth Map" depicts the site as "new "residential." The new residential category 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.

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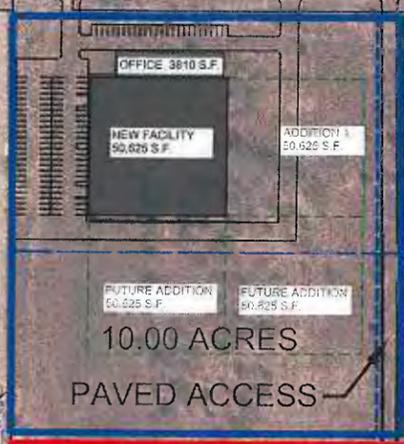
The UZC classifies a major utility as a "civic and public use." The UZC has no definition of civic and public uses. However, the proposed water treatment facility most closely resembles an industrial use that does not generate pollution, odor, noise, safety hazards, or high levels of traffic. This observation is based on the City's only water treatment plant and its integration into the Riverside neighborhood which is a development mix of Botanica public park, Cowtown, Sims public golf course, the Wichita Art Museum and urban density, mostly single-family residential development. Based on the location of the City's existing water treatment plant it appears highly likely that the proposed water treatment plant can meet the Plan's goal of compatibility among various land uses.

The proposed facility requires consideration of a Conditional Use as a major utility in all zoning districts except the AFB Air Force Base (AFB) zoning district, which allows it by right. There are no supplemental use regulations listed for a Conditional Use for a major utility, however compatibility standards will apply as will, platting, landscaping and other development standards. Utilities provide services that are essential to support development, which is the intent of the application.

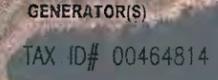
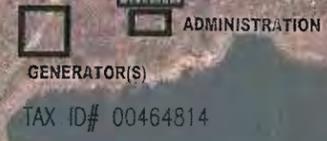
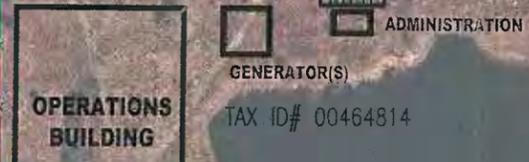
5. **Impact of the proposed development on community facilities:** Traffic on 21st Street North, Hoover Road, Zoo Boulevard and West Street could increase due to the development of the 75.18-acre site. But, any development on the zoned SF-5 site will increase traffic and the proposed facility will generate less traffic than 75.18-acres of single-family residential traffic. Further impact on community facilities will be determined at the time of platting.

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Plot Scale 1:300 04-22-2016 5:18:01 PM by JTS
U:\Wichita-Civil\2015\15245\001\Miscellaneous\15245-001 NW WTP - Conditional Use Site Plan

ZONE CHANGE APPLICATION AREA



TAX ID# 00498810



75.18 ACRES

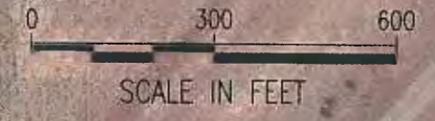


TAX ID# 00464815

KANSAS & OKLAHOMA RAILROAD
ZOO BOULEVARD

WINDMILL ROAD

WICHITA - VALLEY CENTER FLOOD CONTROL



CONDITIONAL USE APPLICATION AREA

PROPOSED USE: CITY WATER TREATMENT PLANT (MAJOR UTILITY)
APPLICANT: CITY OF WICHITA
AGENT: PROFESSIONAL ENGINEERING CONSULTANTS, P.A.

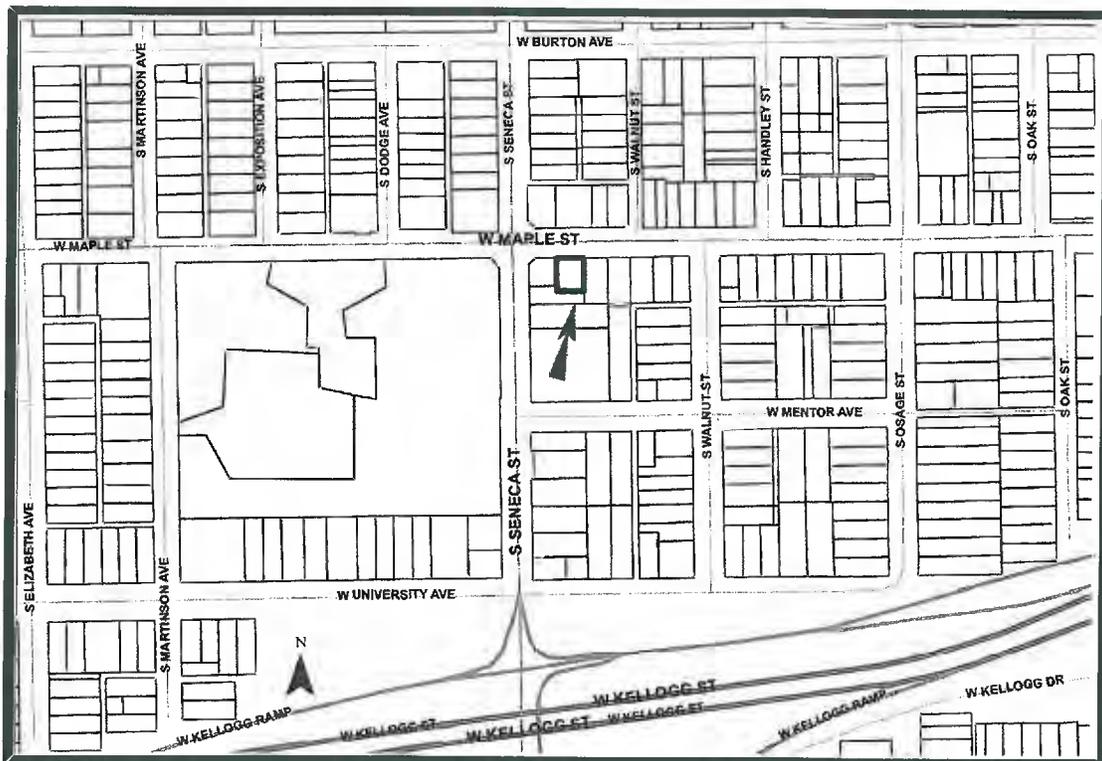
SEDGWICK COUNTY ZOO



STAFF REPORT

MAPC June 21, 2016

- CASE NUMBER:** CON2016-00016
- OWNER / APPLICANT:** Fran Mar Investments (owner) RRCW, Inc., DBA Burn Out Bar & Grill, c/o Robert Wynia II (applicant)
- REQUEST:** Conditional Use to allow a night club
- CURRENT ZONING:** General Commercial (GC)
- SITE SIZE:** Approximately 0.15-acres
- LOCATION:** Generally located east of South Seneca Street on the south side of West Maple Street (WCC #IV)
- PROPOSED USE:** Allow unlimited alcohol sales and entertainment



BACKGROUND: The GC General Commercial zoned site is located in a one-story brick building (built 1930, 1940) on the south side of West Maple Street and approximately 75 feet east of South Seneca Street. The applicants propose to turn the full service restaurant (DER) into a nightclub. When a GC zoned tavern, drinking establishment or nightclub is located within 300 feet of a church or place of worship, public park, public or parochial school or residential zoning district, approval of a Conditional Use is required; Unified Zoning Coode (UZC), Sec.III-D6.w. SF-5 Single-Family Residential (SF-5) zoned properties are located approximately 150 feet southeast, east and 215 feet north, across Maple Street, of the site, thus the Conditional Use application. The site is located within the D-O Delano Neighborhood Overlay District (D-O). The D-O does not prohibit nightclubs.

The applicant's site plan shows the proposed nightclub with an outdoor patio with a wrought iron fence, on-site parking and off-site parking located within 35-65 feet of the site. The UZC requires off-street Parking Space to be located no more than 600 feet from the building or use it is intended to serve, measured along the shortest legal, practical walking route. The applicant has provided a letter from the owner of an adjacent south property owner that allows the applicant to use 46 parking spaces. The site plan shows 26 additional parking spaces on an adjacent east parking lot for a total of 72 parking spaces. The owner of this east adjacent parking lot is the same owner of the noted south adjacent parking area; however there is no written agreement to allow this parking. There are four parking spaces on the site and another three parking spaces on the west abutting property, all owned by the applications owner. The site plan notes that the posted occupancy of the proposed nightclub is 137, which requires 69 parking spaces. To attempt to meet the parking standards for a nightclub (one space per two occupants) the applicant needs to provide a letter from the owner of the east adjacent parking lot permitting the use of its 26 parking spaces. The applicant also needs to show the seating for the outdoor patio, which will have to be figured into the required parking.

The 7.3-acre B Multi-Family (B) zoned Kansas Masonic retirement community (built 1906-2013) is the largest development in the area located around the South Seneca – West Maple Street arterial intersection. GC zoned businesses in this area include a small convenience store (1961), a motorcycle repair garage, a heating and air business (built 1920), two electrical business, one with a warehouse (1940, 1970) and a warehouse, which used to also house the Cooper Cue pool hall. GC zoned single-family residences, duplexes and small apartments (typically large house divided into multiple living units) make up the remaining development along the east side of Maple Street. Mostly SF-5 Single-Family Residential (SF-5) zoned older neighborhoods (built 1900-1950) are located behind the GC zoned businesses and residences. The nearest nightclub or drinking establishment may be located two and a half blocks east of the site off of Maple Street and Oak Street.

CASE HISTORY: The site is located on the north 100 feet of the east 75 feet of the west 160 feet of Lot 2 except the north 10 feet dedicated for street, Block 1, Lawrence Addition to West Wichita, which was recorded with the Register of Deeds December 8, 1884.

Oral history of the site indicates the subject has been a drinking establishment or a nightclub off and on since the 1960s. The site is currently a full service restaurant and prior to that it was a pizza restaurant.

ADJACENT ZONING AND LAND USE:

NORTH: GC, MF-18	Heating and air business, retail building, single-family residences
SOUTH: LC, SF-5, TF-3	Storage warehouse, duplex, single-family residences
EAST: GC, SF-5	Apartment, parking, electric storage warehouse,
WEST: GC, B	Motorcycle repair garage, Kansas Masonic retirement complex,

PUBLIC SERVICES: The site has access off the paved four-lane arterial Maple Street. All utilities are available to the site.

CONFORMANCE TO PLANS/POLICIES: The site is located within the D-O Delano Neighborhood Overlay District (“D-O”). The D-O is intended to preserve, enhance, and promote the character of the Delano neighborhood as prescribed in the Delano Neighborhood Revitalization Plan. The D-O District is an Overlay District; property Development within the District shall comply with the Delano Neighborhood Design Guidelines and the standards of this District and the Underlying zoning District. The D-O does not prohibit nightclubs, but the GC per the UZC) zoning district requires a Conditional Use for a nightclub or a drinking establishment/tavern when located within 300 feet of a church or place of worship, public park, public or parochial school or residential zoning district. SF-5 Single-Family Residential (SF-5) zoned properties are located approximately 150 feet southeast and 215 north, across Maple Street, of the site, thus the Conditional Use application.

The area’s residential zoned properties are buffered from the proposed nightclub by less intrusive businesses located between the proposed nightclub and those closest residences, located 150 feet southeast and 215 feet north of the subject site. However, proposed off-site parking brings the proposed nightclub’s patrons within 20 feet of residential zoned properties located southeast of the site. This proximity could be a potential source of nuisance for the residential zoned properties.

The “Community Investment Plan’s” (Plan, adopted November 19, 2015) “2035 Wichita Future Growth Map” depicts the site as “industrial.” The industrial category encompasses areas that reflect the full diversity of industrial development intensities and types typically found in a large urban municipality. Uses include manufacturing, warehousing, distribution, construction, research, and technology. These uses are located in close proximity to highways and airports and may have rail service. The presences of several businesses with warehouses may have triggered the industrial designation. A nightclub is an appropriate use of the industrial designation.

The site is also located within the “established central area.” This area is 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. The established central area encourages a mixed-use development area with a focus on office, retail, hospitality,

government services, high-density residential, and entertainment, cultural, and civic facilities and activities. A nightclub is an entertainment facility.

RECOMMENDATION: If approved the request would re-establish a drinking establishment – nightclub on the site. Typically in the older neighborhoods parking is a critical consideration for recommending approval as is the proximity of a church or place of worship, public park, public or parochial school or residential zoning district. A portion of the proposed parking is located within 20 feet of residential zoning. This close proximity is a concern as is the fact that the applicant has not provided an agreement with the owner of the parking lot that would allow the applicant to use the parking lot. It is unknown how the site’s past history as a drinking establishment or nightclub will affect the neighbors’ opinion of the current application. However, at the time this report was written Planning had not received calls or protests against the request. DAB IV choose not to consider the request unless protests had been received. Based upon the information available prior to the public hearings, planning staff recommends that the request for a Conditional Use for a nightclub be **APPROVED**, with the following conditions:

- (1) The site will developed with an approved revised site plan, showing, but not limited to, the required parking spaces. No outdoor speakers or outdoor entertainment is permitted. The outdoor venue shall be subject to Art.III, Sec.III-D.6.w of the UZC. The site plan must be submitted for review within 60-days of approval by the appropriate governing body.
- (2) The applicant needs to provide written agreements for off-site or shared parking for at least 65 parking spaces
- (3) The applicant shall obtain all required state, local and other applicable permits and inspections.
- (4) 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 the Unified Zoning Code, may, with the concurrence of the Planning Director, declare that the Conditional Use is null and void.

This recommendation is based on the following findings:

- (1) **The zoning, uses and character of the neighborhood:** The 7.3-acre B Multi-Family (B) zoned Kansas Masonic retirement community (built 1906-2013) is the largest development in the area located around the South Seneca – West Maple Street arterial intersection. GC zoned businesses in this area include a small convenience store (1961), a motorcycle repair garage, a heating and air business (built 1920), two electrical business, one with a warehouse (1940, 1970) and a warehouse, which used to also house the Cooper Cue pool hall. GC zoned single-family residences, duplexes and small apartments (typically large houses divided into multiple living units) make up the remaining development along the east side of Maple Street. Mostly SF-5 Single-Family Residential (SF-5) zoned older neighborhoods (built 1900-1950) are located behind the GC zoned businesses and residences.
- (2) **The suitability of the subject property for the uses to which it has been restricted:**

The site is zoned the GC, which is meant to accommodate retail, commercial, office and other complimentary uses. If approved the request would re-establish a drinking establishment – nightclub on the site. The request does not introduce a new use to the area, as there is a tavern/drinking establishment/nightclub located approximately two and a half blocks east of the site. The site could continue to be used as permitted by right, which is now a full service restaurant.

- (3) **Extent to which removal of the restrictions will detrimentally affect nearby property:** Typical concerns about tavern/drinking establishment/nightclub include bad behavior resulting from unlimited liquor sales, the noise from music and dancing, and the hours of the nightclub having a detrimental impact on the neighborhood.
- (4) **Conformance of the requested change to the adopted or recognized Comprehensive Plan and policies:** The site is located within the D-O Delano Neighborhood Overlay District (“D-O”). The D-O is intended to preserve, enhance, and promote the character of the Delano neighborhood as prescribed in the Delano Neighborhood Revitalization Plan. The D-O District is an Overlay District; property Development within the District shall comply with the Delano Neighborhood Design Guidelines and the standards of this District and the Underlying zoning District. The D-O does not prohibit nightclubs, but the GC per the UZC) zoning district requires a Conditional Use for a nightclub or a drinking establishment/tavern when located within 300 feet of a church or place of worship, public park, public or parochial school or residential zoning district. SF-5 Single-Family Residential (SF-5) zoned properties are located approximately 150 feet southeast and 215 north, across Maple Street, of the site, thus the Conditional Use application.

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The “Community Investment Plan’s” (Plan, adopted November 19, 2015) “2035 Wichita Future Growth Map” depicts the site as “industrial.” The industrial category encompasses areas that reflect the full diversity of industrial development intensities and types typically found in a large urban municipality. Uses include manufacturing, warehousing, distribution, construction, research, and technology. These uses are located in close proximity to highways and airports and may have rail service. The presences of several businesses with warehouses may have triggered the industrial designation. A nightclub is an appropriate use of the industrial designation.

The site is also located within the “established central area.” This area is 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. The established central area encourages a mixed-use development area with a focus on office, retail, hospitality, government services, high-density residential, and entertainment, cultural, and civic facilities and activities. A nightclub is an entertainment facility.

- (5) **Impact of the proposed development on community facilities:** It is possible that approval of this request could result in an increased demand for police services.

OVERVIEW OF THE BURN OUT BAR AND GRILL ESTABLISHMENT

I would like to welcome you to the Burn Out Bar and Grill. We opened our doors on January 23rd of 2015. We are a drinking establishment restaurant; our primary focus is providing quality comfort food fresh made on site. 90% of our menu is hand battered and made to order. With that being said we would also like to provide some sort of entertainment for after hours when our kitchen closes to help maintain our business. During normal business hours we are open for lunch and dinner and we have families come in and eat, we have a large diverse clientele. The bulk of our revenue is mainly from our food sales rather than our alcoholic beverages. We are a very clean and privately family owned small business. We would like to provide dinner and a show for our guest. We would also encourage you to come down and try out our food and remodeled restaurant and find out for yourself what we are all about and find out what a lot of people are talking about. We have partnered up with the Sunflower broadcasting and are featured in the Kansas Proud business representing Delano District that can be seen on KWCH channel 12 an KSCW channel 33.

We close our business at 10 pm Monday -Thursday and close at 2am on Friday and Saturday and Sunday at 8pm.

The type of entertainment we would like to provide would consist of occasional karaoke, acoustic solos/duets; some bands that range in size of 2 to 5 band members. We enjoy a few types of genre of music such as country, light rock, oldies and classic rock. We do not and would not be open to participate with any group that focuses on music that is of the grunge type or screaming/mosh pit stuff that aligns with aggressive and sometimes violent audiences. We are not interested in that one bit. We want to focus on the lighter side that is not provocative in nature. We cater to the mature audiences that live normal daily lives.

TRAFFIC CONTROL PLAN

- MANAGEMENT AND STAFF WILL MONITOR PARKING AREAS TO ENSURE TRAFFIC FLOW IS MAINTAINED AND ALWAYS ACCESSIBLE TO EMERGENCY RESPONDERS.

CROWD PROTECTION, SECURITY, AND CONTROL

- DURING EVENTS WE WILL HAVE A MINIMUM OF 2 SECURITY PERSONNEL THAT IS COMPLIANT WITH AND FOLLOW REGULATIONS SET FORTH IN CITY CODE 3.30.120.
- SECURITY PERSONNEL WILL MONITOR AND KEEP TRACK OF PATRONS ENTERING AND EXITING TO REMAIN BELOW THE MAXIMUM OCCUPANCY LEVEL OF 137 PEOPLE.
- MANAGEMENT WILL PROVIDE TRAINING TO DETECT EARLY WARNING SIGNS OF POSSIBLE DISTURBANCES AND REACT APPROPRIATELY BY STAFF AND SECURITY.
- ALL PATRONS WILL BE VERIFIED THEY ARE OF LEGAL DRINKING AGE TO ENTER AT THE ENTRY DOORS AFTER 10PM.
- STAFF WILL ENSURE ANYONE UNDER THE ALLOWABLE DRINKING AGE IS NO LONGER ON THE PREMISES AFTER 10PM.
- MANAGEMENT WILL MAINTAIN A FIRST AID KIT ONSITE AT ALL TIMES.
- THE FACILITY WILL BE OPEN AND AVAILBLE DURING ANY HOUR IN WHICH ANY PERSON IS PRESENT ON THE PREMISIES TO ALLOW ENTRY TO ANY AND ALL EMERGENCY PERSONNEL, CITY HEALTH INSPECTORS, ZONING/BUILDING INSPECTORS.
- MANAGEMENT WILL PROVIDE SECURITY PERSONNEL THROUGH OUR PERSONAL HIRING PROCESS.

United Distributors INC
Box 1995
Wichita KS 67201
May 9, 2016

Robert R & Crystal Wynia
RRCW INC
Dba Burn Out Bar and Grill
1021 W. Maple
Wichita KS 67213

Dear Robert R & Crystal Wynia :

United Distributors authorizes the use of all (46) parking stalls for Burn Out Bar and Grill's patrons as indicated on the Site Plan A1.0. The area location is S 65 FT LOT 2 EXC W 10 FT DED FOR ST BLOCK 1 Lawrence Add.

Sincerely,



316 210-7123 LAND LORD

United Distributors INC
[Title]

MAPLE STREET

OWNER: FRAN MAR INVESTMENTS INC
BOX 1995
WICHITA, KS 67201
LEGAL DESCRIPTION:
N 100 FT E 75 FT W 160 FT LOT 2 EXC
N 10 FT FOR ST BLOCK 1 LAWRENCE ADD

OWNER: HEFLEY GARY A ETAL
BOX 782166
WICHITA, KS 67278
LEGAL DESCRIPTION:
E 66 FT LOT 2 EXC S 65 FT & EXC N
10 FT FOR ST BLOCK 1 LAWRENCE ADD.

OWNER: UNITED DISTRIBUTORS INC.
BOX 1995
WICHITA, KS 67201
LEGAL DESCRIPTION:
W 1/2 LOT 49 - ALL LOTS 51-53 & 1/2
VAC ALLEY ON S MAPLE ST. CAMPBELL'S
SUB. IN LAWRENCE ADD.

APPLICATION INFORMATION

APPLICANT:
RRGH INC.
Contact:
Robert Hynia II & Crystal Hynia (Owners)
Burn Out Bar & Grill
1021 West Maple
Wichita, Kansas

SITE PLAN PREPARED BY:
Hanney & Associates Architects
1726 South Hillside
Wichita, Kansas 67201
316-688-8465

DESCRIPTION OF CONDITIONAL USE:
APPLYING FOR AN ENTERTAINMENT LICENSE. THE
EXISTING BAR LOCATION (BURN OUT BAR & GRILL) IS
WITHIN 500'-0" OF RESIDENTIAL ZONING.
THE SITE PLAN PROVIDED IS TO SHOW THE
ADDITIONAL PARKING REQUIRED FOR AN
ENTERTAINMENT LICENSE. THE ADDITIONAL PARKING
WILL BE PROVIDED BY WRITTEN PERMISSION FROM
THE ADJACENT PROPERTY OWNERS TO ALLOW BURN
OUT BAR & GRILL TO PARK IN THE AREAS INDICATED
ON THIS PLAN.

74 TOTAL PARKING SPACES ARE SHOWN FOR USE BY
BURN OUT BAR & GRILL.

LEGEND

- GC - GENERAL COMMERCIAL
- LC - LIMITED COMMERCIAL
- SHARED PARKING AREAS

THE AREAS ARE INCLUDED IN THE DELANO DISTRICT ZONE



HANNEY & ASSOCIATES, ARCHITECTS
1726 South Hillside, Wichita, Kansas, 67201
Phone (316) 683-8965
Fax (316) 684-1441

OWNER:
FRAN MAR INVESTMENTS INC
BOX 1995
WICHITA, KS 67201
LEGAL DESCRIPTION:
N 85 FT W 85 FT LOT 2 EXC PT
DED FOR ST ON N S W BLOCK 1
LAWRENCE ADD

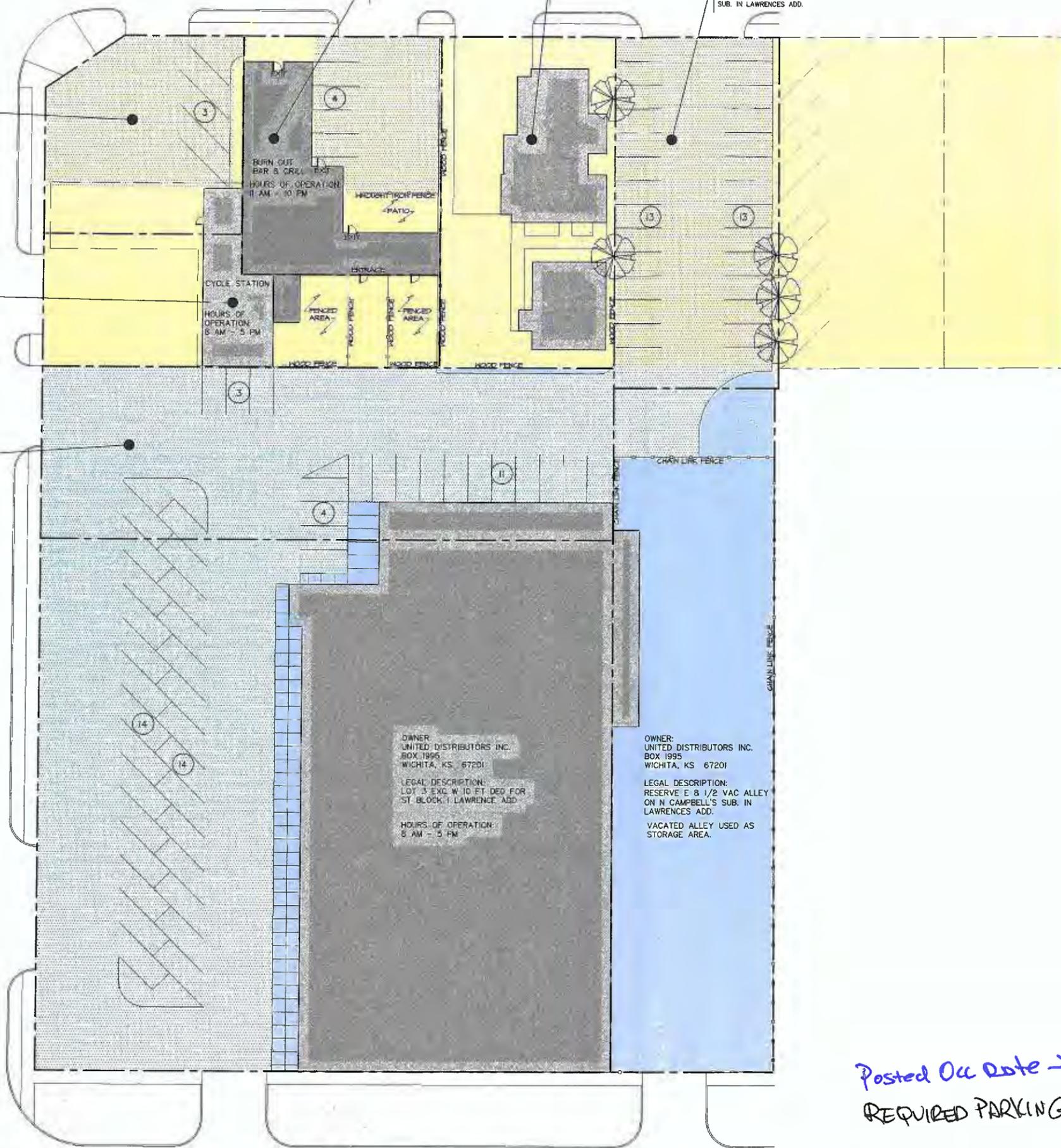
OWNER:
FRAN MAR INVESTMENTS INC
BOX 1995
WICHITA, KS 67201
LEGAL DESCRIPTION:
S 50 FT N 135 FT W 85 FT EXC
W 10 FT DED FOR ST & S 35 FT
N 135 FT E 75 FT W 160 FT LOT
2 BLOCK 1 LAWRENCE ADD

OWNER:
UNITED DISTRIBUTORS INC.
BOX 1995
WICHITA, KS 67201
LEGAL DESCRIPTION:
S 65 FT LOT 2 EXC W 10
FT DED FOR ST BLOCK 1
LAWRENCE ADD

OWNER:
UNITED DISTRIBUTORS INC.
BOX 1995
WICHITA, KS 67201
LEGAL DESCRIPTION:
LOT 3 EXC W 10 FT DED FOR
ST BLOCK 1 LAWRENCE ADD
HOURS OF OPERATION:
8 AM - 5 PM

OWNER:
UNITED DISTRIBUTORS INC.
BOX 1995
WICHITA, KS 67201
LEGAL DESCRIPTION:
RESERVE E 8 1/2 VAC ALLEY
ON N CAMPBELL'S SUB. IN
LAWRENCE ADD.
VACATED ALLEY USED AS
STORAGE AREA.

SENECA STREET



A SITE PLAN
SCALE: 1" = 20'-0"

NORTH
MENTOR AVENUE

109

Posted Occ rate → 137
REQUIRED PARKING → 69 parking spaces

2016
BURN OUT BAR & GRILL
1021 West Maple
Wichita, Kansas

DRAWINGS ISSUED		
NO.	DATE	ITEM ISSUED
1	5/9/16	SITE PLAN

COMPUTER DRAWING

DATE: MAY 2016
DRAWN BY: CH
CHECKED BY: MRH

SHEET
A1.0
OF SHEETS

STAFF REPORT
 MAPC 6-16-16
 DAB VI 6-15-16

CASE NUMBER: CON2016-17

APPLICANT/AGENT: Ray Dot Properties LLC (owner), IBREWCO, LLC d.b.a. Aero Plains Brewing c/o Brent Miller (applicant), Studium Architects (agent)

REQUEST: Conditional Use for a Nightclub in the City (micro-brewery with a tasting room and ability to obtain an entertainment license) within 300 feet of residential zoning

CURRENT ZONING: LI Limited Industrial, approved for CBD Central Business District

SITE SIZE: .41 acres

LOCATION: One block north of West Douglas Avenue, at the southwest corner of West Pearl Street and North Handley Street (117 N. Handley)

PROPOSED USE: Micro-brewery with tasting room and ability to obtain an entertainment license for live music



BACKGROUND: The applicants request a Conditional Use for a Nightclub in the City within 300 feet of residential zoning. The applicants intend to develop a micro-brewery with tasting room and ability to obtain an entertainment license for live music. The subject site was approved for Central Business District (CBD) zoning by the Wichita City Council on May 10, 2016. The applicants and staff did not identify B Multi-family zoning approximately 210 feet northwest of the site prior to the CBD re-zoning application. The B zoned property triggering this conditional use request is vacant and not developed with residences. Nightclub in the City is defined by the Unified Zoning Code (UZC) as an establishment that provides entertainment and/or dancing, where alcoholic beverages are served and where food may or may not be served. The UZC permits a Nightclub in the City in the CBD zoning district by right, but requires a conditional use if the property is located within 300 feet of a church, park, school or residential zoning district. The site is within 300 feet of B Multi-family Residential zoning, but is not within 300 feet of an actual residence, church, park or school.

The CBD rezoning of this property was to give the applicants flexibility with parking and existing building setbacks. The 1960 building on the site has zero lot-line setbacks to the north, south and west sides. The east side of the building, facing Handley Street, is set back approximately 44 feet from the east property line; this side of the site is planned for 12 off-street parking spaces (see the applicant's site plan). A paved, eight-space parking area was improved by a previous property owner within the unpaved Pearl Street right-of-way along the north property line. The site is located within the Delano District, a commercial district serving West Wichita with a variety of commercial, personal service and entertainment uses since the 1870's. The site is within the Delano Neighborhood Plan area, but is not within the Delano Overlay Neighborhood District (D-O). The D-O exists immediately south of this site and one block to the west. A Metropolitan Area Planning Department (MAPD) parking study of West Douglas Avenue between Sycamore Street and Seneca Street reveals that most of the businesses fronting Douglas Avenue do not provide the current code required number of off-street parking spaces. The MAPD analysis estimates that 5,373 off-street spaces are required, but an estimated 3,989 spaces have been provided.

Properties north and west of the site are zoned LI and used for warehousing and offices. Properties south of the site front onto Douglas, they are a combination of General Commercial (GC), Limited Commercial (LC) and CBD zoning. The properties south of the site are used for retail commercial uses. East of the site, across South Handley, is zoned CBD and used for warehousing and retail commercial uses. Within the past two years, eight zone changes to CBD have been approved in Delano.

CASE HISTORY: The property is platted as the West Wichita Addition. The property was included in the Delano Neighborhood Revitalization Plan in 2001. On May 10, 2016 the City Council approved rezoning this site to CBD subject to owner obtaining a minor street privilege for the paved eight parking spaces along the site's north boundary. The applicants are currently in the process of obtaining the minor street privilege.

ADJACENT ZONING AND LAND USE:

North: LI	Warehousing, office uses
South: GC, LC, CBD	Retail commercial uses
East: CBD	Warehousing, retail commercial uses
West: LI	Warehousing, office uses

PUBLIC SERVICES: The site has access to Handley Street, a paved local street with sidewalks and an 80-foot right-of-way at this location. West Pearl Street runs along the north side of the property. Pearl is unpaved at this location with an 80-foot right-of-way, it formerly included rail right-of-way. The Delano Neighborhood Plan calls for this portion of Pearl to become part of a linear parkway, a pedestrian and

bike corridor. The site is served by all typical municipal services.

CONFORMANCE TO PLANS/POLICIES: The Delano Neighborhood Plan map depicts the site as appropriate for “commercial mixed use.” The adopted Wichita-Sedgwick County Comprehensive Plan, the *Community Investments Plan*, identifies the site as within the Established Central Area - the downtown core and mature neighborhoods surrounding it in a roughly three-mile radius. The Plan encourages infill development within the Established Central Area that maximizes public investment in existing and planned infrastructure and services. The Plan promotes downtown as the region’s preeminent walkable, mixed-use development area with a focus on office, retail, hospitality, government services, high-density residential, and entertainment, cultural, and civic facilities and activities. The Plan’s *2035 Wichita Future Growth Concept Map* identifies this location as “residential and employment mix,” encompassing areas that likely will be developed or redeveloped by 2035 with uses predominately of a mixed nature. Due to the proximity of higher intensity business 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.

The Unified Zoning Code (UZC) states that the purpose of the CBD zoning district is to accommodate retail, commercial, office and other complementary land uses within the downtown core area of Wichita. It is intended for application only within the City of Wichita and only within the downtown core area and certain nearby areas being redeveloped with similar patterns of uses and site development standards such as but not limited to zero lot-line setbacks, shared parking, public streetscapes as landscaping and urban design elements and mixed uses within a building. The application area shares similar patterns of development and uses as the original core CBD area.

RECOMMENDATION: Based upon information available prior to the public hearings, planning staff recommends that the request be **APPROVED** subject to the following conditions:

- (1) The site shall be developed in conformance with the approved site plan.
- (2) 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 the Unified Zoning Code, may, with the concurrence of the Planning Director, declare that the Conditional Use is null and void.

This recommendation is based on the following findings:

1. **The zoning, uses and character of the neighborhood:** The properties surrounding the subject site are zoned LC, GC, and CBD which permit a very wide range of land uses: residential, office, personal service, entertainment and commercial. Property south and west of the site are subject to the D-O district, which limits land uses and has design guidelines.
2. **The suitability of the subject property for the uses to which it has been restricted:** The property is approved for CBD zoning which permits a wide range of commercial uses. The applicants require the requested conditional use to move forward with their business plan.
3. **Extent to which removal of the restrictions will detrimentally affect nearby property:** Approval of the request should have little if any impact nearby property owners. The site is currently developed and has some off-street parking. No residential dwelling units, schools, parks or churches are within 300 feet of this site.

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 will make the property more marketable with a wider range of possible uses. Denial would presumably represent a loss of economic opportunity to the applicant or property owner.
5. Conformance of the requested change to the adopted or recognized Comprehensive Plan and policies: The Delano Neighborhood Plan map depicts the site as appropriate for “commercial mixed use.” The adopted Wichita-Sedgwick County Comprehensive Plan, the *Community Investments Plan*, identifies the site as within the Established Central Area - the downtown core and mature neighborhoods surrounding it in a roughly three-mile radius. The Plan encourages infill development within the Established Central Area that maximizes public investment in existing and planned infrastructure and services. The Plan promotes downtown as the region’s preeminent walkable, mixed-use development area with a focus on office, retail, hospitality, government services, high-density residential, and entertainment, cultural, and civic facilities and activities. The Plan’s *2035 Wichita Future Growth Concept Map* identifies this location as “residential and employment mix,” encompassing areas that likely will be developed or redeveloped by 2035 with uses predominately of a mixed nature.
6. Impact of the proposed development on community facilities: Approval of the request should generate no additional impacts on community facilities. Existing public infrastructure at the site will accommodate uses under CBD zoning and the proposed conditional use.

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

DATE: June 16, 2016

TO: Metropolitan Area Planning Commission

FROM: Dave Barber AICP, Advanced Plans Manager *WB*

SUBJECT: DER 2016-00003: Adoption of the Wichita Parks, Recreation and Open Space Plan Update 2016 as an element of the Community Investments Plan 2015-2035.

Background: On November 20, 2008, the Metropolitan Area Planning Commission held a public hearing and passed a motion adopting the Wichita Parks, Recreation and Open Space Plan 2008 as an element of the Wichita-Sedgwick County Comprehensive Plan. The new Wichita PROS Plan was adopted as an element of the Wichita-Sedgwick County Comprehensive Plan by the Sedgwick County Board of Commissioners on December 17, 2008, and by the Wichita City Council on January 6, 2009.

Unfortunately, the 2008 Wichita PROS Plan was negatively impacted by the economic downturn that commenced in early 2009. Since its adoption, the PROS Plan has only been partially implemented. During the development of the new Community Investments Plan, the need to update the 2008 Wichita PROS Plan became evident. To that end, the Arts, Culture and Recreation Element of the Community Investments Plan contains the following Strategy:

- 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.*

Over the last six months, Wichita Park and Recreation staff members have been working on an update to the 2008 Wichita PROS Plan. Their work has been supplemented with community feedback, and some technical support from the consultants who had been hired to prepare the original Plan.

On May 5, 2016, the Park and Recreation Department provided the Advance Plans Committee of the MAPC with a presentation on the changes contained in the proposed Wichita PROS Plan Update 2016. Major changes and modifications contained in the Wichita PROS Plan Update 2016 are listed below:

- o The Plan reflects a more pragmatic and realistic approach and is centered around 10 new/revised goals;
- o The Plan is fully coordinated and consistent with other current, relevant City plans including the recently adopted Community Investments Plan;

- The Plan focuses on improving connections and linkages, preserving existing resources, and promoting community-based recreation that utilizes recreation centers and specialized centers. Emphasis is also placed on building multi-sector service delivery based on the utilization of public/private partnerships;
- Renewed emphasis is placed on the advocacy role of the Wichita Parks Foundation in the areas of fund-raising, lobbying, and soliciting donations to fund future capital improvements.

The Advance Plans Committee recommended to Park and Recreation staff that the Wichita PROS Plan Update 2016 be modified to include policy direction related to the following two items:

- Importance of finding corporate underwriters or donors who will fund the development and operation of the City parks, recreation and open space facilities recommended in the Plan;
- Emphasis on supporting the use of gray water to irrigate city parks, open space areas and golf courses where economically feasible.

The Advance Plans Committee subsequently passed a motion at its May 5th meeting recommending that the MAPC adopt the Wichita PROS Plan Update 2016, amended to include the policy changes recommended by the Advanced Plans Committee, as an element of the Community Investments Plan 2015-2035. The Wichita PROS Plan Update 2016 was subsequently revised to include the policy changes recommended by the Advance Plans Committee.

The final draft Plan was presented to the Wichita Board of Park Commissioners on May 9, 2016 and was unanimously approved by the Board at that time. On May 19, 2016, the MAPC set a public hearing date for June 16, 2016 to consider the proposed adoption of the Wichita PROS Plan Update 2016 as an element of the Community Investments Plan 2015-2035, replacing the Wichita Parks, Recreation and Open Space Plan 2008.

The final draft Wichita PROS Plan Update 2016 was also presented to the members of the Wichita City Council for their information and feedback at a workshop session on May 24, 2106. No changes or modifications were recommended by the City Council at that time.

Update/Change of Direction - Based on recent internal discussions regarding the key policy role and focus of the Community Investments Plan, Planning staff are now of the opinion that the Wichita PROS Plan Update 2016 should not be adopted as an element of the Community Investments Plan. Although it has been a long-standing practice to do so, the Wichita Park, Recreation and Open Space Plan is not significantly different than other city or county facility-based capital and operational master plans (Library Master Plan, Public Safety Master Plans, Water and Sewer Utility Master Plans, Wichita Transit Plan, Bike Master Plan, etc.) that have not been adopted as elements of the comprehensive plan. Although it is important that these master plans be consistent with policy direction contained in the Community Investments Plan, it is not necessary that they be adopted as actual elements of the comprehensive plan. These plans can be formally endorsed and updated by the appropriately impacted governing body without going through the time-consuming, formal comprehensive plan adoption process associated with hearings, resolutions and ordinances. However, the MAPC can serve a useful advisory role in reviewing these plans for overall conformity with the Community Investments Plan.

Recommended Action: Receive formal public comment, close the public hearing, and pass a motion finding that that the *Wichita Parks, Recreation and Open Space Plan Update 2016* is in substantial conformity with the *Community Investments Plan 2015-2035* being the Wichita-Sedgwick County Comprehensive Plan.

Attachments:

1. Proposed *Wichita Parks, Recreation and Open Space Plan Update 2016*

Acknowledgements

Mayor & Council

Mayor Jeff Longwell
 District 1 Council Member Lavonta Williams
 District 2 Council Member Pete Meitzner
 District 3 Council Member James Clendenin
 District 4 Council Member Jeff Blubaugh
 District 5 Council Member Bryan Frye
 District 6 Council Member Janet Miller

Park Board

Ron Allen
 Chris Clark
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 Tori Deatherage, President
 Chris Highfill
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 Greg Olmer, CPRP
 Recreation Superintendent, Department of Park & Recreation
 Matt Townsend
 Management Analyst, Department of Park & Recreation



To all Wichitans,

As the director of the Wichita Park and Recreation Department, I am proud to present the 2016 updated Parks, Recreation and Open Space master plan (PROS plan). This plan is an update from the 2008 PROS plan that provided us with valuable information and direction. Since 2008 our city has experienced several changes and fluctuations. We are not the same city we were just 8 years ago. Much of our infrastructure has changed and how we operate and do business has also changed. However, much of the interest and passion for parks and recreational activities has not changed! There still is a huge desire to meet the needs of the community and provide the best park & recreation services that we can offer. That is where our P&R Department comes in to play. We touch more people across the City of Wichita than any other organization by providing services for all ages, all areas of the City and all demographics.

Our parks and recreation system is a reflection of the community and the community's long held values that support parkland, green space, recreational activities, golf, fitness and wellness. Today's system of urban parks, golf courses, pools, trails, plazas, recreation facilities and recreational programs is a major contributor to Wichita's nationally acclaimed high quality of life and the result of the community support and investment. For over 100 years, the City of Wichita has promoted the community's access to nature, parks and recreation. It is in this tradition that we are proud to submit the Wichita 2016 PROS plan. This plan presents the framework and policy that will assist and guide the department in the stewardship of our parks, recreation facilities and recreational programs. The master plan includes broad policies and initiatives that will help shape the services that the department will provide to the community over the next several years. The strategic direction is focused around six key themes that emerged from research and throughout the comprehensive community planning process:

- Community Health and Wellness
- Taking Care of What We Have
- Financial Sustainability
- Building Community and Relationships
- Youth Engagement and Activity
- Organizational Readiness

The plan also includes an outline of measurements that will ensure that the initiatives of the plan become a reality. It is in the implementation of the plan that the community will see a parks and recreation department that is modern, results-driven and collaborative. Reshaping parks and recreation services will require the focused energy and commitment of the department, as well as support from the community. Available funding will be focused on the highest community priorities and, through the support and collaboration of the community, the complete set of desired facilities and services can be achieved. The Wichita PROS plan is the culmination of public outreach with community members, user groups, staff, experts in the field of Parks & Recreation and partners that help provide many of our community's services. These conversations with the

community will continue as we work together to accomplish the ambitious but necessary steps to ensure the parks and recreation system continues to enhance the lives of Wichitans.

Sincerely,

A handwritten signature in black ink, appearing to read "Troy Houtman". The signature is fluid and cursive, with a prominent initial "T" and a long, sweeping underline.

Troy Houtman, CPRE
Director of Park & Recreation

“To accomplish great things, we must not only act but also dream. Not only plan but also believe.” Anatole France

Wichita Parks, Recreation and Open Space Plan

Chapters

1. Introduction
2. Where Are We Now?
3. Where Do We Want To Be?
4. Vision for Recreation Services
5. Vision for Park Land, Recreation Resources and Trails
6. Vision for Park and Facility Maintenance
7. Vision for Management Services
8. Capital Projects

Appendices

- A. Existing Park System Maps
- B. Park Inventory by Name
- C. Capital Project Costs
- D. Policy Actions
- E. Ordinance and Resolution (To Be Added)
- F. Golf and Business Enterprise Plan
- G. 2016 Update Process

Technical Supplement

2008 PROS Plan Technical Supplement (Under separate cover) includes details of the analysis and community input used to shape the initial direction of the PROS plan.

1. Introduction

Background

Over the past several years, the City of Wichita has continued to make major strides to maintain and improve community livability. Arkansas riverfront improvements complement the City's signature riverfront park system. Old Town and the Farmer's Market are vibrant resources and the Intrust Bank Arena is a major attraction that supports a growing tourist industry. The City's many cultural and historic resources create a sense of place and provide a venue for cultural tourism, while adoption of the Project Downtown Master Plan has provided inspiration and guidance for the City center, ushering new private investment including commercial, residential and educational development. The City has also continued to work with surrounding communities to build a strong economy, attract businesses and tourists and retain residents—especially young creative professionals.

Wichita's parks, recreation opportunities and open spaces are a primary contributor to this energy and a key ingredient to community livability and quality of life. It is clear that parks and recreation is important to Wichita residents, with hundreds of residents expressing their support for parks and recreation. Since the initial plan the City has made modest investments in the park system, which includes approximately \$55 million in capital improvements starting in 2015 and spread out over the next ten years. Though Wichita has some of the elements needed to become a great park and recreation system, new resources will be needed to meet future demand. Expansions and new parks are necessary to provide the quality of resources that Wichita residents expect in current and future growth areas. Despite fluctuations in the important aeronautics industry, Wichita has continued to

grow, and approximately 101,000 more residents are projected to be added by 2035 based on an accelerated annual growth rate of 1.25% (Community Investments Plan 2015-2035). To accommodate this growth, remaining undeveloped land within the City will need to be developed, new efforts will be needed to promote infill development in the older, established areas of Wichita, and new development areas will need to be annexed into the City. The role of parks and recreation in newly developing areas must be determined or these opportunities will be forever lost.

Plan Revision Purpose

This Parks, Recreation and Open Space (PROS) Plan represents a vision of parks, recreation, and open space as central to building community, quality of life, and the local economy in Wichita. It builds on the City's long history of proactive park planning, and acknowledges the high standards that have been set in the past. The 2016 PROS Plan integrates recent local and regional planning efforts to focus on the City's central role in the region's success. But most of all, this 2016 PROS Plan is a call to action that will guide operational and capital public investment in park and recreation assets, facilities and programs over the next ten years. This call to action will be done in consideration of the following five Plan Guiding Policy Principles identified in the new Wichita-Sedgwick County Community Investments Plan 2015-2035:

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 Our Established Neighborhoods.

The 2016 PROS Plan identifies the need over the next 20 years for approximately \$750 million of capital renovations and new parks, recreation and open space facilities that would fully preserve existing resources and meet current and future community needs. The Plan also identifies maintenance gaps and recreation service needs that would increase operations costs related to parks and recreation by approximately \$4 million annually. Finally, the Plan proposes a number of ways to close the funding gap. These include opportunities to become more entrepreneurial; strategic integration with parks and recreation investments of the private sector, neighboring cities and Sedgwick County; generating more revenue through enhanced efforts of the Wichita Park Foundation; and reducing expenditures. In addition, the Plan identifies ways to expand existing funding sources and develop new funding sources.

Multiple approaches will be needed to approach the funding gap and implement this Plan. Some funding ideas presented in this draft may be enthusiastically adopted while others will be discarded. Ultimately, the types of projects that rise to the top of the priority list will help determine the best sources for funding. Although not all projects identified here are likely to be funded in the next 20 years, it is important to present this comprehensive vision and to detail community needs in order

“Please join us in creating a better future for our city through adequate investment in parks and recreation.”

to be ready to take advantage of appropriate funding sources which we cannot currently foresee – such as new partnerships -- as these become available in the future.

With this 2016 PROS Plan, the City must take appropriate action to support the future of parks and recreation in Wichita. These decisions will either lead to continued inequities in service and deterioration of existing park infrastructure or a reinvestment in parks and recreation. These decisions will also determine if Wichita's children will have the same opportunity to experience the natural environment as found in other top-tier communities. Furthermore, these decisions will determine whether the City will help support the physical, emotional and social well-being of its residents – especially those with disadvantages -- or just leave it to chance.

The Park and Recreation Department is committed to supporting the National Park and Recreation Association's three pillars for the betterment of all of our citizens:

Conservation—Parks are critical in the role of preserving natural resources that have real economic benefits for communities. You are the leaders, often the only voice in communities, for protecting open space, connecting children to nature, and providing education and programming that helps communities engage in conservation practices.

Health and Wellness—Agencies lead the nation in improving the overall health and wellness of communities. You are essential partners in combating some of the most complicated and expensive challenges our country faces –poor nutrition, hunger, obesity, and physical inactivity.

Social Equity—Universal access to public parks and recreation are a right, not just a privilege. Every day you are working hard to ensure that all members of your community have access to the resources and programming you offer. Very few – if any – can claim the same.

Benefits of Parks & Recreation

Parks, open spaces, and recreation facilities generate a host of benefits for individuals, neighborhoods and the entire City of Wichita. Some of these are quantifiable economic benefits, such as fees received through rentals and classes, the impact of fairs and festivals on tourism dollars, or the capacity of parks and open space to store stormwater and reduce flooding. Other benefits are harder to quantify but are still important when considering the value of parks, open space, and recreation to a community. These benefits include the importance of parks and open space in attracting businesses, improving individual physical health, or reducing crime. This does not account for the many social and individual benefits of parks and recreation, such as the sense of community derived through public spaces, the value of sports in youth development, and the role nearby nature and recreation programs play in providing opportunities for education and lifelong learning.

While it is difficult to estimate the total revenues and cost savings provided for each dollar invested in parks and recreation, below are some reasons why the City of Wichita should consider investing more dollars in their parks, recreation, and open space system:

- **City park systems yield a variety of economic benefits, including direct income, collective wealth, direct savings and environmental savings.** While not all aspects of parks systems can be quantified in economic terms, there are measurable economic benefits associated with property value, tourism, direct use, health, community cohesion, clean water and clean air in most communities (Harnick 2009). As noted in a research scan compiled by Active Living Research, many studies conducted through the last decade have confirmed the monetary and economic value of open space, recreation facilities and even walkable community designs (Shoup and Ewing 2010).
- How much are parks worth? According to the results of a 2015 survey, nearly 4 in 5 Americans (79%) believe their **local parks are well worth the average amount of \$70 per person paid in local taxes every year, with over 30% believing they are worth even more.** Remarkably, two-thirds of both non-program users and non-park users also believed that these services were worth this level of investment (Mowen, et. al. 2016).
- People commonly use park and recreation services in ways that involve physical activity and contribute to their mental and physical health. What's interesting is that the health value of parks and recreation facilities often exceeds the investment in them. Research has shown that small additional investments in parks and recreation facilities provide **substantially more health benefits and health cost savings.** Even an increase as small as \$10 a year per capita has been shown to provide significantly increased amounts of physical activity (Arria 2010), a substantial savings in comparison to what people spend on personal trainers and health care annually. Fitness and outdoor play may help reduce per-capita healthcare costs in the United States, which topped \$8,000 in 2009 and are projected to reach \$13,000 in 2018, as projected by the U.S. Department of Health and Human Services (Godbey and Mowen 2010).
- By promoting physical activity, parks and programs are one of the most direct ways to begin to curtail the approximately \$147 billion direct and indirect costs related to the obesity epidemic. **Spending on parks departments is one of the most cost-effective ways to lower long-term health expenditures,** particularly in low-income communities that often rely on Medicaid (NRPA 2010).
- Research has shown that the **economic impacts of local and regional public park agencies are much larger than their operations and capital investments.** In a recent study of 1,169 park systems, the Center for Regional Analysis at George Mason University noted the nation's local and regional public park agencies spent nearly \$54.7 billion in 2013. That level of investment in capital programs and operations nationwide generated nearly \$140 billion in economic activity, nearly 1 million jobs (with a generated labor income of \$43.8 billion) and just under \$68.0 billion in contributions to the GDP. In Kansas in 2013, parks and recreation agencies generated \$964 million in economic activity and over 9,100 jobs in 2013. (George Mason University 2015).

- **Active outdoor recreation contributes \$646 billion annually to the economy,** supporting 6.1 million jobs, as well as generating nearly \$40 billion in federal tax revenue (Outdoor Industry Association 2012).
- **Parks provide a sizable economic impact related to the environment.** It is estimated that the carbon dioxide storage of urban trees in the continental United States is worth approximately \$16 billion. Urban trees in the lower 48 states are estimated to remove 783,000 tons of pollution per year, with an estimated annual value to society of \$5.6 billion. (NRPA 2010).
- **Youth who participate in recreation programs are less likely to engage in criminal behavior.** Several studies have shown how youth sports in particular reduces local crime rates. Since some jurisdictions spend 70% of their youth crime funds on incarceration, which can cost \$100,000 a year for each young offender (2008 data), youth sports and mentor programs could create sizable cost savings (Carmichael 2008).
- **Tourism is an important source of revenues for many communities. In Kansas, travelers spent \$6.2 billion in 2014, generating nearly \$10 billion in total business sales including indirect and induced impacts. Nearly 16% of these tourism dollars were spent on recreation and entertainment.** Spending associated with recreation and entertainment tourism in 2014 was estimated at \$ 644.2 million, which supported 10,993 jobs. Kansas' tourism industry has been growing, and traveler spending on average has increased 5.7% per year since 2009, a total change of \$1.5 billion. Besides the direct revenues, local governments received \$308 million in tax receipts from travel-generated activity (Tourism Economics 2014).

Plan Development and Updating

The prior version of this Plan set the guidance for the system with an extensive public input and analysis process. In 2016, the City updated the Plan with current information about the system, park users and the resources committed to the provision of parks and services. The update process included refreshing data about the community and the system while retaining the broad direction of the past Plan. The Park Board reviewed the issues, priorities and needs identified in 2008 and confirmed that they remain relevant today.

The initial PROS Plan development process included the four major phases. During the update process, the City updated each of the document chapters related to these phases of work.

Phase I: Where Are We Now?

During Phase I, the planning team analyzed the planning context, reviewed the existing inventory of parks, recreation, and open space in Wichita, and evaluated issues that could impact the future direction for park and recreation services. Key products developed during Phase I included the Planning Context and Existing Resources documents, which provided sound basis for planning.

Phase II: Where Do We Want to Be?

The planning team continues to assess community needs through a combination of public involvement and technical analysis. Public involvement activities took place during the original Plan adoption and included interviews, focus groups, workshops, a scientific survey, community questionnaires, community meetings, and intercepts that were designed to reach a broad range of Wichita residents. Through these forums, community members identified key park and recreation issues, priorities, and needs. Key findings from the public involvement process informed a technical analysis of parks, recreation, and open space needs. The results provided the foundation for the Community Resources and Needs Assessment report. This report included two volumes, Part I addressing Park Land, Recreation Resources and Trails and Pathways and Part II addressing Recreation Program Needs. The reports are included in the Technical Supplement to the Parks, Recreation and Open Space Plan.

Phase III: How Do We Get There?

In Phase III, the planning team worked with members of the community to develop a vision for the future of parks, natural areas, trails, and recreation in Wichita. This vision, a central component of this Plan, is part of a larger planning framework that sets the direction of this Plan. Specific strategies and recommendations within the Plan are designed to implement the vision and planning framework.

Phase IV: Plan Adoption

During Phase IV, the draft Parks, Recreation and Open Space Plan was reviewed by the public, City and County staff, citizen boards and commissions, and the City Council. The City adopted this revised PROS Plan, creating a guide for parks and recreation service delivery for the next 20 years.

Public Involvement

The City collected feedback from City staff and residents regarding their needs and preferences to develop a solid foundation for the City of Wichita Parks, Recreation, and Open Space Plan. Public involvement activities were planned to ensure the participation of a diverse cross-section of the City's population. Building on the initial outreach conducted in 2008, the City revisited community needs through more recent outreach activities leading up to the PROS Plan update.

Initial Outreach

In 2008, staff has used public feedback and developed surveys and questionnaires to garner additional feedback on the Plan and in inform the Plan update. In total, more than 2,900 residents participated in the public involvement process that developed the direction of this Plan. A sampling of some of the initial and the ongoing initiatives are listed below.

- **Survey:** A total of 456 participants completed the Wichita Community Survey, which was designed to obtain statistically valid results representative of households throughout the Wichita city limits.
- **Questionnaire:** In addition to the mailed survey, a shorter, readily accessible questionnaire was used to gather input on park and recreation needs from all other interested citizens. An adult and a youth questionnaire were available in paper form and online. A total of 1,194 residents completed the questionnaire. Questionnaire findings were mostly consistent with the survey, and served to support those findings.
- **Focus Groups:** Eight focus groups, including approximately 55 participants, were held—each targeted towards specific parks and recreation users and stakeholders. The groups consisted of: ADA; business community; development community; conservation, activist and users; health and wellness; maintenance; recreation providers; and other municipalities.
- **Intercepts:** At Riverfest, more than 500 residents participated in a series of interactive displays designed to inform the public about community resources and invite them to identify current use patterns, community needs, and priorities. Over 300 more residents were able to participate at other community events such as district meetings. City staff also worked with groups of youth during City-run summer programs. Approximately 60 youth provided input.
- **Community Meetings:** Meetings were held in each of Wichita’s six districts, as well as one downtown event hosted by the mayor, and a Latino outreach session -- totaling eight community meetings. Members of different districts and neighborhoods were invited to share their views related to city parks, recreation, and open space. A total of 253 residents participated.
- **Stakeholder Interviews:** Interviews were conducted with nine local leaders, including the Mayor and City Council members.
- **Advisory Committee:** Three Advisory Committee meetings were held during the first two phases to guide and assist the planning process, as well as provide assistance in keeping the community informed of the public involvement efforts.
- **PROS Technical Advisory Group (TAG):** Three TAG meetings were held during the first two phases to discuss technical details of the PROS Plan and obtain feedback from community representatives and experts.
- **Visioning:** A Visioning Workshop was held to gather public input on the vision, mission, and key strategy areas for the Wichita Parks, Recreation, and Open Space Plan. The discussion was organized around three key discussion areas: core values, vision and mission, and goals and strategy areas.
- **Staff Workshops:** Three workshops were held with staff in order to get input in regards to community needs.
- **Plan Adoption:** The 2008 PROS Plan was reviewed by the Metropolitan Area Planning Commission (MAPC) and Wichita Park Board; and adopted as an element of the Wichita-Sedgwick County Comprehensive Plan by both the, the Wichita City Council, and the Sedgwick County Board of County Commissioners.

Recent Outreach

In addition to the initial outreach efforts, the Department has conducted several recent surveys in the last two years to garner additional public input on our programs and services. A sampling is listed below. Full results from each of these public outreach efforts are available from the Park and Recreation Department.

- Aquatics Master Plan Surveys
- O.J. Watson Park Master Plan

- Recreation Surveys
- Staff Program Evaluations
- Public Surveys
- Activate Wichita
- Golf Plan Update
- Revenue Policy Update

With this continued outreach, community members have helped identify ways to attract and retain residents and businesses, create a healthy community with strong families and support for youth, and opportunities and engagement for diverse community members. Frequent interaction with City Council, Park Board and other stakeholders has driven policy changes, as well as future planning expectations.

2. Where Are We Now?

The City of Wichita has a history of visionary planning for parks and recreation, dating back to the official platting of the City in 1870. With the establishment of the Park Board in 1922, Wichita completed its first Parks Plan in 1923 under the direction of Mayor L.W. Clapp and the Park Board. The 1923 Plan was based on the concepts of Frederick Law Olmsted and envisioned a park system connected by linear parks and greenways. The City's 1923 Comprehensive Plan continued to develop this concept by outlining a network of neighborhood and community parks connected by linear parkways and boulevards.

In the period between 1968 and 1980, the City again pursued an intensive park development effort when it developed its system of neighborhood recreation centers. More recently, both the City of Wichita and Sedgwick County have undertaken many planning efforts that have addressed parks and recreation, including the Bicycle Master Plan, Pedestrian Master Plan and the Wayfinding Plan, Community Investments Plan, Arkansas Corridor Access Plan (ARCAP) and the 2008 PROS Plan. The 2016 PROS Plan builds on the City's past efforts to implement a vision for Wichita parks, recreation, and natural areas that contributes to a better future for the City and its residents.

Wichita Today

This section summarizes the status of Wichita today, providing an overview of the City's planning context and its parks and recreation services. Spanning a total of 163 square miles, Wichita is surrounded by rural farmland and small pockets of more densely settled towns and cities. Wichita abuts the cities of Valley Center, Park City, Kechi and Bel Aire to its north; Derby and Haysville to the south; Goddard and Maize to the west/northwest; and Andover to the east.

Wichita is divided into six City Council Districts and the mayor is elected at large. District Advisory Board (DAB) citizen advisory groups are appointed in each Council district and meet monthly to provide local input on important matters and serve as a forum for citizen comment.

Demographics

The planning area addressed by this 2016 PROS Plan is the Wichita 2035 growth area, as depicted in Map 1. Within that planning area, trends in Wichita's demographic characteristics and development patterns as projected by the joint Wichita-Sedgwick County Community Investments Plan 2015-2035 set the context for planning the future.

- **Population Growth:** As of December 2015, Wichita's most recent estimated population is 385,518 (ACS, 2014). Wichita will experience a population and employment growth rate and development pattern (suburban and downtown) typical of the last several decades, but with a slightly higher percentage of Wichita area population growth being captured by surrounding smaller cities. One-fourth of Wichita's total dwelling units will continue to be multi-family.

- **Pattern of future growth:**
 - Future Wichita residential growth will be predominately located in suburban West-Northwest Wichita and in suburban East, Southeast and Northeast Wichita.
 - Future employment growth will occur within existing, established commercial and industrial areas/corridors and along emerging suburban corridors in west and east Wichita. Continued employment growth and residential redevelopment will occur in the Downtown area.
 - Wichita's city limits will expand by 7% from 162.8 sq. mi. to 173.8 sq. mi. supporting a 17% growth in total population.
 - Wichita's overall population density will increase slightly from 2,359 people/sq. mi. in 2012 to 2,578 people/sq. mi. in 2035
- **Wichita population growth forecast (accelerated growth forecast):**
 - 101,458 additional people - 2035 total population of 485,483 (countywide growth rate of 1.25% per year)
 - 66,000 additional dwelling units - total of 205,000 dwelling units in 2035 (overall city average of 2.25 people/dwelling unit in 2035)
 - Wichita employment growth forecast: 51,271 additional jobs - total of 262,911 jobs by 2035 (new job growth rate of 1.01% per year)
- **Age:** The median age has increased slightly from 33.4 (2000 U.S. Census), to 34 in 2014. In 2014, 41% of the City's population was adults between the ages of 25 and 54. The age group with the most significant growth since 2000 is 54-65 year-olds. By 2030, the U.S. Census projects that one in five residents in the nation will be 65 years or older.
- **Family Composition:** Wichita is experiencing an increase in single parent households. In 2015, two-thirds (62.3%) of Wichita households were family households (ACS). Almost half (45%) of households included married couples, 17.3% consisted of single parent families, and 33% of households contained residents living alone. Household trends have generally been consistent over time.
- **Income:** The estimated median income in Wichita in 2014 was \$46,218. This figure falls below the state median income of \$52,504 and well below the median for the country as a whole.
- **Race/Ethnicity:** In 2014, Wichita's residents were 79.1% White, 13.6% Black or African American, 5.6% Asian, 2.7% American Indian and Alaska Native and 15.7% Hispanic/Latino (of any race). Wichita has not grown significantly more ethnically diverse over the last decade. However, the City has experienced the greatest growth in diversity among its Hispanic and Latino residents who were 9.6% of Wichita's population in 2000 (US Census) and were 15.7% of the population in 2014 (ACS).

[INSERT MAP 1- 11X17]

[BACK OF MAP 1]

Wichita's Park Land

Wichita has 138 public park sites of varied size containing over 5,000 acres of park land that provide opportunities for playing, exercising, socializing, and recreating outdoors, as well as participating in sports and appreciating nature. Different types of parks serve different functions and offer different recreation opportunities. Separately, each park type may serve a limited function, but collectively the parks and open spaces serve the entire range of community needs. Wichita's parks are organized into ten park classifications which are defined below. In Wichita, many classifications of parks are co-located (golf course near a nature park etc.). The classification system presented below has been developed to enhance management and planning for park lands in Wichita.

- **Playground/Pocket Parks:** Playground/pocket parks are small parks with basic play facilities or a small green space. These parks are smaller than two acres in size and located within a short walk of the majority of users.
- **Neighborhood Parks:** Neighborhood parks are neighborhood-serving parks that provide easy access to basic recreation resources such as playgrounds, open fields, and picnic areas. Neighborhood parks are typically between five and ten acres, but can be as large as 15 acres or more. Neighborhood parks are located within biking and walking distances of users.
- **Community Parks:** Community parks are larger-scale parks with concentrations of major recreational facilities such as recreation centers, sports fields, and swimming pools, along with necessary support facilities such as parking. Community parks can also serve the neighborhood park needs for residents within walking distance.
- **Regional Parks:** Regional parks are parks that attract users from throughout the region, have a wide variety of facilities, and are usually large in size. Regional parks include supporting facilities, such as restrooms and parking.
- **Special Use Parks:** Special use parks are sites that contain unique features or facilities designed to support particular activities. Many special use parks will focus on providing enhanced opportunities for specific recreational uses, such as a complex of sports fields or a fishing lake. These parks will likely draw users from throughout the City and may have a regional draw. Special use parks that have a community or regional draw may require supporting facilities such as parking or restrooms.
- **Urban Plazas:** Urban Plazas are hard-surfaced or landscaped areas that provide social gathering space within higher density urban areas. These sites may include performance space, public art or fountains and serve both residential and commercial uses. Urban plazas should be located in areas of dense urban activity.
- **Golf Courses:** Golf courses are eighteen-hole courses with a clubhouse, which include supporting and associated facilities such as two driving ranges, parking and equipment storage. Golf courses in Wichita are stand-alone facilities used exclusively for golf.
- **Linear Parks/Pathways:** Linear parks/pathways are corridors of land that connect parks and resources, providing public access to trails and their surrounding areas. These corridors may include developed or natural areas where the primary facility is a pathway or trail connecting community destinations or segments of the trail system. Linear parks are important resources to the local community, but as part of a larger trail system, these corridors may have a city-wide or even regional draw.
- **Natural Areas/Wichita Wild:** Natural areas/Wichita Wilds is park land that is managed to protect and preserve its natural resources. This includes large parcels of land preserved for habitat, including the designated Wichita Wild sites. Uses on these lands are typically limited to passive or low impact activities, such as wildlife viewing, hiking, jogging, bicycling, and nature photography.

Wichita has 1015.26 acres of park land that is undeveloped. In the future, it is anticipated that these sites will be developed in accordance with this PROS Plan. Crystal Prairie Park is currently under development. A summary of park land by classification is provided in Table 1. Appendix A contains maps of the existing park system, depicted citywide and in a series of 4 panel maps. Appendix B includes a detailed inventory of the existing park system.

TABLE 1: PARK LAND SUMMARY BY CLASSIFICATION

CLASSIFICATION	NUMBER OF SITES	ACRES OF PARKLAND
Pocket Parks	26	24.65
Neighborhood Parks	38	369.36
Community Parks	19	532.65
Regional Parks	7	661.40
Special Use Parks	11	490.98
Urban Plazas	6	6.9
Golf Courses	5	712.08
Linear Parks/Pathways	2	14.09
Natural Areas/Wichita Wild	13	1178.96
Undeveloped Sites	11	1015.26
Dog Parks	3	14.35
TOTAL	138	5,006.33

Wichita's Recreation Resources

A wide variety of recreation resources are contained within the more than 5,000 acres of park land managed by the Park and Recreation Department. Table 2 summarizes the recreation resources found within the park system. A detailed inventory by site is contained within Appendix B. In addition to the resources quantified in Table 2, Wichita's park system includes other outdoor features such as fitness stations, fishing lakes, and a series of memorials within Riverside Park. The City of Wichita Park and Recreation Department also offers a number of miscellaneous recreation activities at its parks, including pony, train, boat, hay rack rides, and miniature golf. O.J. Watson Park is a major site for these activities.

There are also a number of buildings within the park system that support programming, provide gathering and event space, or provide user amenities. Table 3 summarizes the inventory of these structures.

TABLE 2: RECREATION RESOURCES

RESOURCE	NUMBER OF SITES
SPORTS FIELDS	
Baseball	7
Cricket	1
Football	10
Rugby	1
Soccer	46
Softball	46
SPORTS COURTS	
Basketball	39
Tennis	73
Volleyball	38
Pickleball	12
BMX Course	3
Disc Golf Course	2
Horseshoe Pit	26
Skate Park	4
Shuffleboard Area	1
Playground	82
Swimming Pool	9
Interactive Water Feature	5
TOTAL	405

TABLE 3: RECREATION BUILDINGS

BUILDING	NUMBER OF SITES
Recreation Center	8
Shelters ^A	48
Restroom Buildings	81
Clubhouses	6
TOTAL	138

^A Includes all shelters and gazebos.

Recreation Services

Recreation services delivered by the Park and Recreation Department are generally place-based, offered through recreation centers and major recreation facilities. Programming is offered in the following major areas:

- **Dance:** Dance programs supported by the Park and Recreation Department target adults, youth, and preschoolers. Classes are held at many of the City's recreation centers.
- **Exercise/Fitness:** Fitness activities offered by the Department include aerobics, yoga, Pilates, kickboxing, and weightlifting, 'Fitness for Fifty', boot camps, Zumba, Barre Fitness. Classes are held at many of the recreation centers, and several centers include small weight rooms with scheduled open hours for drop-in use and memberships.
- **Martial Arts:** The Park and Recreation Department provides martial arts training in kung fu, judo, tai chi, tae kwon do, and Chinese boxing. Programs are targeted towards youth and adults, and are located at most of the City's recreation centers.
- **Special Interest Classes:** Special interest classes offered by the Department target all age groups and include languages, cooking, finance, bee keeping, genealogy classes, and limited arts and crafts instruction. Offerings vary by recreation center.
- **Aquatics:** Aquatics programs are offered at each of the City's 9 outdoor swimming pools. Programs include recreational swim, swimming lessons, diving lessons, water aerobics, lifeguard training, pool rentals, swim teams, interactive fountains, and swim team. The season generally lasts from late May or June through late August or early September.
- **Special Events:** The Department sponsors special events throughout the year, including a summer concert series, dances, Easter Egg Hunt, Night with Santa, Wichita Play Day, mobile recreation stations and holiday celebrations. Many of these events are hosted at Watson Park. The Department also organizes an annual Summer of Discovery, an 11-week educational licensed day camp which operates at recreation centers around the City.
- **Sports:** Much of the Department's existing programming is focused towards adult and youth sports. These activities include leagues in all traditional sports. Winter and gymnasium-based programs are held at each of the recreation centers. Outdoor programs are generally held in the City's community parks. The majority of tennis programs are held at the Riverside Tennis Center.
- **Wichita Ice Center:** The Wichita Park and Recreation Department also offers programming through the Wichita Ice Center, a hockey and skating rink developed by the City in 1996. The Wichita Ice Center provides open skates, figure skating lessons and hockey clinics, and also supports the Figure Skating Academy, hockey leagues, figure skating groups and special events. The Ice Center is currently operated through a contract with a private operator.
- **Golf:** Wichita's park system offers five golf courses. In a typical year, these courses host 166,000 rounds of golf. The Wichita Junior Golf Foundation, First Tee of the Greater Wichita Area, and Hook a Kid on Golf work with the Park and Recreation Department to offer lessons and tournaments to golfers under the age of 18.
- **Tennis Center:** The Tennis Center at Riverside Park offers 9 outdoor courts, 3 indoor courts and 2 quick start courts offering multiple tennis opportunities, including lessons.
- **Botanica:** The Wichita botanical gardens offers adult and youth programming focused around nature, gardening, and wildlife. Also included in Botanica's program offerings are birding sessions, lunchtime lectures, and summer day camps themed around nature and gardening.
- **Outdoor/Nature:** The City of Wichita Park and Recreation Department offers opportunities for Wichita residents to experience nature. The programming opportunities include nature walks, tours, fishing, kayaking and special events. The majority of these

programs are offered through the Great Plains Nature Center, with many involving partnerships with the State of Kansas Department of Wildlife and Parks.

Other Service Providers

In addition to the City, there are a number of public, private and nonprofit providers of land, recreation facilities and programs for Wichita residents. While some of these sites are limited to members, residents, or customers, many still serve a significant population.

- **School Districts:** Area school districts (primarily USD 259, but also surrounding districts) are important providers of recreation opportunities. In many cases, the school grounds of the local elementary school function much like a neighborhood park or playground. There are over 100 school sites in and immediately surrounding the planning area.
- **Neighboring Cities:** Many of the cities adjacent to Wichita, including Derby, Maize, Andover, Haysville, Bel Aire, and Park City, have park systems of their own that serve both their residents and nearby Wichitans.
- **Home-Owner Associations:** As part of the platting and development approval of residential subdivisions, land is often set aside for open space, private parks, and other purposes. These properties range from a small parcel with a playground to open space to fully developed golf courses. Other association-owned lands include buffers for creeks and riverfront or other local natural areas. Based on a search of property records, over 2,300 acres of home-owner association reserves exist inside of the city limits.
- **YMCA:** The Greater Wichita YMCA operates seven facilities with a wide range of recreation programs around the City. Programs include fitness, aquatics, dance, gymnastics, martial arts, and sports. The YMCA also provides after-school programming at area elementary and middle schools. With more than 275,000 participants in 2014, the YMCA served nearly 50% of all residents in Sedgwick and Butler counties. In 2014, the Wichita area YMCAs had more than 108,500 participants in youth programs.

Regional & National Trends

A variety of trends are changing the ways communities view their parks and public lands.

Reuse, Redevelopment & Revitalization

Parks and recreation have long been recognized for their role in economic development. They also play an important role in neighborhood and downtown revitalizations—both as cities redevelop vacated properties following the recession and as cities seek new land for park development. Since land is at a premium in most cities, creative solutions such as redevelopment of former industrial sites, landfills, rights-of-way and military sites into new park land are becoming more common. These types park development efforts have many benefits. The Rose Fitzgerald Kennedy Greenway in Boston is a prime example of this type of creative park development. After burying a congested freeway, the land above the tunnel was reshaped into a series of parks and open spaces that created social space, enhanced views and increased adjacent property values. On a smaller scale, the City of Pittsburg created a pilot program to turn vacant properties into community gardens and greenspace, bringing parks and locally-grown food to formerly underserved neighborhoods.

Green Infrastructure

Cities pride themselves in protecting parks, open space and natural areas providing a green respite from developed land uses in the city. Besides a visual and recreation benefit, these areas are increasingly recognized as “green infrastructure” because of the many environmental and ecological benefits they provide.

Parks and natural areas play important roles in stormwater management, carbon sequestration, air quality improvements, urban heat control and cooling, and even water storage benefits. Parks and greenways are also important wildlife areas, corridors for migration, and critical areas for plant and animal species protection. They also protect sensitive areas, such as wetlands, riparian corridors and slopes. Many cities invest in parks as green infrastructure as well as recreation space. For example, New York City has actively purchased open space for over 150 years to protect the

sources of the City's water. This strategy has resulted in 2,000 square miles of protected watershed and saved the City billions of dollars in water treatment costs and reduced water-borne disease.

In comparison to other cities, Wichita has less green infrastructure than many other cities. It provides less parkland than other low-density cities when looking at park acreage as a percentage of the city area. As reported in the Trust for Public Land's 2015 City Park Facts, only 4.7% of Wichita City acreage is park land. In comparison, the median for all low-density cities is 5.9%, and the median for all major cities nationwide is 8.2 %.

Trails & Pathways

Throughout the country, trails and trail-related activities are among the most popular recreation activities in terms of participation across most demographics. Of course, trails are also an important to cities for non-motorized transportation, in providing alternatives to driving, reducing congestion and air pollution, and fostering "active" transportation such as walking and biking. In addition to these benefits, well-placed trails improve access to and use of other parks and recreation facilities. They build social networks by connecting different groups of people. They protect natural resources by channeling trail traffic in appropriate places. They increase recreation tourism and help brand communities as healthy, interesting places that attract residents and businesses and support education. Therefore, linear parks are important for the roles they play in supporting access, connectivity, active transportation, health, recreation, environmental protection, community livability and economic vitality.

The 2015 Kansas Statewide Comprehensive Outdoor Recreation Plan (SCORP) reports on the popularity of walking and other trail-related activities, citing that these activities enjoy the highest levels of participation and that participation has increased. The SCORP also notes that walking is popular because it is low cost and there is little need for equipment or special skills. A survey that was conducted as part of the SCORP found that observing wildlife and use of jogging, hiking, and walking trails were ranked among the top three most popular outdoor recreation activities. The SCORP also reported that trail construction/renovation is the second highest outdoor park and facility need (following upgraded amenities such as parking and restrooms) (KDWP 2015).

Recognizing the importance of interconnectivity among trail systems, many transportation authorities are also focusing on regional trail planning to ensure that the many agencies planning trails coordinate on the most important routes for traveling through or into an area. The Wichita Area Metropolitan Planning Organization has completed a Regional Pathway System Plan recognizing the importance of interconnected and coordinating trail systems in the region.

Complete Streets

The "Complete Streets" movement is another national trend. Complete Streets is designed and operated to enable safe, attractive, comfortable access and travel for all users. Cities are adopting complete streets policies due to the demand for walking and bicycling. For example, Chicago's complete streets policy states:

The safety and convenience of all users of the transportation system including pedestrians, bicyclists, transit users, freight, and motor vehicle drivers shall be accommodated and balanced in all types of transportation and development projects and through all phases of a project so that even the most vulnerable—children, elderly, and persons with disabilities—can travel safely within the public right of way.

Trends in Recreation Participation

The provision of recreation facilities, programs and services are affected by participation trends. Some activities have had relatively consistent popularity over the years, such as picnicking and playing on playgrounds, and some traditional activities are growing in participation, such as walking and biking. There are also new activities that have emerged in the past 10-20 years, such as skateboarding, disc golf, lacrosse, and geocaching; entirely new ones just beginning to spread, such as Pickleball, foot golf, and stand-up paddle boarding; and older activities re-emerging among different age groups, such as adult dodgeball and kickball. In addition, some activities such as racquetball, tennis and baseball are declining.

Changing participation trends have led to the development of new facilities in park systems around the country. For example, increased pet ownership has led to a strong demand for off-leash dog areas, including larger dog parks, off-leash dog trails, and smaller dog runs. It also changes the types of services provided in parks and in cities, such as an increase in bike sharing and rentals. The

reduction in popularity for some activities has led to a need to retrofit parks to make them relevant to existing users. For example, former roller hockey rinks and tennis courts in some communities are being re-purposed as futsal, (five-player indoor soccer) courts.

Communities must find the right balance in supporting traditional and emerging activities, sometimes providing flexible and multi-use facilities to support different activities or facilities that can be cost-effectively renovated to support changing trends. They must also adjust policies to support changing trends, such as updating a sport field allocation policy that favors traditional youth sports to one that provides for youth and adult play in sports including lacrosse, rugby, Ultimate Frisbee, and cricket. To know what's best in any one community, many agencies conduct periodic user surveys and satisfaction surveys to help gauge changing community priorities and interests.

Additional trends related to the provision of recreation centers are described in Chapter 4, Vision for Recreation Services.

Team Sports & Fitness Activities

As noted in the 2015 Kansas SCORP, participation statewide is declining in many traditional youth sports. Most affected in Kansas are sports such as recreation baseball, fast pitch, flag football, select baseball, swim team and recreation soccer. Sports and Fitness Industry Association (SFIA) data indicate that since 2008, team sports have lost 16.1 million participants nationwide, or 11.1% of all team participants. It notes an increase in specialization participation (e.g., competitive and select sports) and a continued decline in casual (more recreational) participation. On the other hand, fitness activities of an individual nature are increasing, both for youth and adults. In Kansas, there has been a notable increase in youth participation in exercise walking, hiking, kayaking, running/jogging, working out at a club and aerobic exercise. Similarly, fitness and trail running are the fastest growing outdoor pursuits for adults (KDWPT 2015).

The Value of Play

Play is not only important for a child's cognitive, emotional, and physical development, it is also essential for teens, adults, and seniors. Engaging in play helps people of all ages build relationships, reduce stress, generate optimism, foster empathy, take risks, solve problems, increase creativity, and practice mastery. Trends show that more cities are supporting opportunities for people of all ages to engage in play. Rather than providing only traditional play structures for children ages 2-5 and 5-12, cities are striving to create multifunctional, open-ended gathering spaces that encourage young people to bike, skate, climb, swing, free run (parkour), dance, play music, play games, play sports, and have small group meet-ups. Play areas for teens provide physical challenges, as well as social spaces to perform and observe other teens. There are even special play areas for adults and seniors to encourage them to play games, dance, run, climb, swing, exercise, and engage in spontaneous, joyful activities that have no extrinsic goal associated with them – activities that are done simply because people feel inspired to do them.

These play areas take many forms. More communities are providing parks and facilities with different types of play opportunities, such as thematic play, universal play, nature play, water play, and adventure play especially in community and regional parks. Some are individual "activity spots" that are small-scale active or playful recreation features, such as uneven shooting hoops, outdoor ping pong, giant chess board, chess table, skate spots, slack lines, viewing platform, outdoor fitness equipment, etc. New trends mix temporary play opportunities with more permanent facilities. Temporary, pop-up play installations can be fun, artful, educational, and inspiring and can help encourage intergenerational interactions and community-building where it may not currently occur. Features such as bus stop swings, inflatable plaza seating, temporary parklets, interactive art displays, lighting displays, and movable game equipment can help transform any public space into a playful one. These play experiences are being developed throughout cities, including in its public and private parks, plazas, schools, open spaces, and along its trail systems.

Wichita provides 2.1 playgrounds per 10,000 residents, slightly less than the median (2.3) for cities across the nation (TPL 2015). Addressing new trends in play isn't necessarily about providing more playgrounds as much as it calls for providing different types of play options.

Nature-Based Recreation and Education

The need to connect residents the outdoors is reflected in several goals of the 2015 Kansas SCORP that propose enhancing outdoor recreation opportunities closer to where people live (KDWPT 2015). Kansas is also one of 15 states nationwide that passed the Children's Outdoor Bill of Right

that asks agencies to support the rights of children, youth and families in playing and participating in outdoor recreation activities (Outdoor Alliance for Kids 2015).

Wichita has a number of park sites that could help it support these goals. While approximately 56% of Wichita's parks are designed, developed park land, the other 44% are natural areas managed for their ecological value with limited recreation activities beyond walking, running, and cycling (TPL 2015). Wichita currently provides fewer nature centers per 100,000 residents (0.3) than other cities nationwide provide on average (0.4 per 10,000) (TPL 2015). New trends show that there are many ways—beyond the traditional nature center—to facilitate a connection to nature. Outdoor classrooms, interpretive trails with viewpoints and wildlife blinds, community gardens, and nature play areas are growing in popularity and availability.

Several park agencies are striving to take nature-based play and learning to the next level. For example, the Bend Park and Recreation District in partnership with the Children's Forest of Central Oregon is leading a new initiative to create NatureHoods to address what Richard Louv coined as the "Nature Deficit Disorder" (Louv 2008). Modeled around the neighborhood park concept, a NatureHood park or natural area is located within walking or biking distance of most residents and provides special features to learn about and explore nature and healthy living. Schools and community partners are actively involved in designing and programming these sites. NatureHoods not only facilitate educational lessons that expand upon learning done in a school classroom, they also encourage student-created projects that change, protect or enhance the area identified as their Naturehood.

Access to Recreation, Fitness and Healthy Living

To increase recreation participation, many communities are increasingly investing in programs, facilities and park improvements that increase access to healthy living, fitness and recreation for all ages, all abilities and all incomes. While new park and facility access requirements have come online as per the 2010 updates to the ADA Standards for Accessible Design and ABA Standards for Outdoor Developed Areas, there also is a growing number of agency-led initiatives to bring facilities and programs closer to targeted residents.

One example of this trend is the rise of adult outdoor fitness parks. Research has shown that more people prefer to exercise outdoors than indoors, with older age groups showing the strongest preference for being outdoors (Leisure-Net Solutions 2012). Parcourse equipment, which was introduced to the U.S. in 1973, met this need by featuring a number of exercise stations along a jogging path. However, parcourse stations declined in popularity in the early 1980's with the proliferation of indoor health clubs (PlayCore 2013). By 2010, the CDC State Indicator Report on Physical Activity showed that 80% of U.S. Census Blocks did not have workout option within a ½ mile. In addition, most health clubs and recreation centers charged fees for use. Outdoor fitness parks are growing in popularity as a way to support nearby fitness opportunities, no-cost fitness options for people who cannot afford club fees, and all of the health benefits of exercising and playing outdoors.

Some agencies have begun providing mobile recreation programs and equipment to transport recreation opportunities, and more recently healthy living messages, to community events and underserved areas or groups in the City. In Baton Rouge, "BREC on the Geaux" is a traveling recreation program designed to combat obesity and provide recreational activities in EBRP's socioeconomically deprived communities. The program is operated from two colorful, 14-foot box trucks loaded with a variety of active equipment and games for all ages. The program serves up to 40 communities per week during school breaks. BREC on the Geaux is also available for school recess and afterschool activities as well as health related community events with priority given to events held in underserved communities. Parks and Recreation Department staff in Apple Valley, California, have a similar VANtastic and Healthy Beginnings programs to bring education, active recreation, sports and healthy snacks to preschools, private day cares, neighborhood parks and community gardens, where the programs could reach economically disadvantaged children and their families. Working with dieticians and local health providers, nutrition and fitness were incorporated into a three-pronged youth development curriculum. Follow-up surveys showed that the program was highly successful in getting children and their parents to try new activities and foods and continue to make healthy lifestyle changes based on what they learned. Wichita Park and Recreation has embraced the advantage of having a mobile recreation station and instituted Barry's Recreation Station in 2015.

Programming for Seniors and Older Adults

The population in the United States is aging, and the growing senior population in some areas has been so substantial that it has been described as a Silver Tsunami. With healthier lifestyles, people are living longer and many tend to have more active lives than ever before. Many seniors have no interest in the leisure services offered in traditional stand-alone senior centers. As a result, agencies quickly realized that “seniors” could no longer be lumped into a single category and be effectively served. Parks and recreation providers instead have begun to consider the diverse interests and multiple life stages of older adults and seniors in developing facilities and programs that support:

- Fostering health and fitness;
- Developing new skills;
- Learning new activities;
- Engaging in volunteerism;
- Helping those with more serious health issues, mobility concerns and service needs;
- Providing passive and contemplative activities;
- Offering intergenerational interactions; and
- Providing affordable activities.

Most agencies are doing so by integrating senior spaces and programs such as Silver Sneakers into multi-generational recreation centers. Some have partnered with health services to provide facilities that support the health and wellness of more fragile seniors. More and more, agencies are making small changes throughout their park system in signage, pathways, and facilities to address the increasing numbers of people with some type of visual or mobility impairment, which makes the system more accessible to everyone. An evaluation of current recreation programming with Wichita Park and Recreation has identified this as an area of opportunity that will need to be addressed.

Revenue-Generating Facilities

Many agencies are looking to develop parks and recreation facilities to generate revenues and support recreation tourism. For example, multi-field sports complexes with synthetic or natural turf are being developed across the country to serve entire cities, attract regional use, and function as an economic generator by hosting tournaments that attract out-of-town participants. Tournaments at these facilities are heavily marketed with “stay and play” packages, working with local hotels and motels to increase room-night bookings.

Some of these facilities are operated directly by park agencies, while others bring in private operators, such as the Big League Dreams Sports Parks. Working with local economic development agencies, Big League Dreams has a site program that includes scaled down replicas of famous stadiums, multiple amenities, and restaurants. While the City funds facility construction, Big League Dreams operates the sports parks after they are built.

Revenue-generating facilities are not confined to sports. In some communities, large outdoor amphitheaters, performing arts facilities, special event and festival venues, and waterparks are designed as economic generators, but they also serve as place making and social gathering places that are centralized. The challenge for many communities is that few destination facilities generate a profit in early years of operation. Even over time, some generate just enough revenues to recover costs, and others require an annual subsidy to support the recreation opportunities offered. Some cities invest in facilities that require large annual investments because of the larger economic impacts these venues may bring to other businesses in the community. Financial feasibility and market studies, operational pro formas, and business plans are critical in ensuring the long-term operational success of destination facilities.

Aquatics

Swimming is a popular activity nationwide. In most communities, the question is not whether there is interest or a need for swimming; rather, it is whether a city can afford to build and operate aquatics facilities. Cities across the country are striking a balance between the attraction, needs, and willingness to pay for a range of resources from multi-purpose aquatic centers to water playgrounds or interactive water features and fountains.

Trends in developing swimming pools favor the provision of water play elements and more shallow water where the majority of water recreation and pool programs (e.g., swimming lessons and water fitness) takes place. Because swimming pools typically do not fully recover the cost of their

operation, cities are trying to maximize revenue generation from these resources through the addition of water slides, rope swings, water play elements, party rooms or pavilions, and other features. Swimming pools are also being provided as part of larger, full-service recreation center. Leisure facilities may be provided in conjunction with separate tanks to support competitive swimming, given the lower cost recovery for competitive pools.

Recreation trends have also shown an increase in the numbers of interactive water features, a resource Wichita has incorporated at several parks. These features attract high use, especially from children and families. They can be integrated into a wide variety of park settings, including urban plazas. Once built, interactive water features are relatively inexpensive to operate (compared to a swimming pool) because they typically do not require lifeguards since there is no standing water. Unlike water parks, entrance fees are typically not charged for interactive water features because there is no access controlled gate. In recent years, droughts affecting many states are leading communities to consider water-saving features such as pump-operated water play elements and spouts rather than continuous flow fountains.

Golf

Across the country golf courses have been looking to new ways to attract users, particularly younger users, to courses and to the game of golf. This is a direct response to the aging of the primary user group and a need for these large, maintenance intensive assets to serve multiple purposes. New types of programming can be a key to bringing potential golfers to existing courses, attracting interest and shifting the perception of the game. Starting New At Golf (SNAG) is a program and equipment set designed for youth to teach fundamentals and emphasize the fun in playing golf. The adaptive equipment, and even courses, are more accessible and rewarding to young players. The equipment includes oversized clubs, inflatable and stand-up targets as well as science-based training and event programming to teach technique and promote awareness of golf. Other programming trends include foot golf, played with soccer balls by enlarging holes temporarily and events at courses designed to draw new users. A popular event at some courses is bringing golf-themed movies to the fairway, including *Caddyshack*, *Tin Cup*, *Happy Gilmore* and more, drawing on the appeal of outdoor movies and the beautiful setting of golf courses.

Private operators have also found ways to revitalize golf as a social activity, in similar ways to the modern bowling alley. Top Golf, a driving range provider with locations across the US and United Kingdom, has created a model that makes the traditionally practice-based activity of the driving range more of a game unto itself. Social seating for groups, televisions, music, food and beverages and a technology-enhanced, target-based range create an atmosphere that draws people to stay and enjoy the amenities.

3. Where Do We Want to Be?

The PROS planning process provided many opportunities to hear about the community's aspirations, values and needs. Wichitans provided input to all elements of this citizen-driven plan. Community members were involved in this updated Plan through surveys and interactive public meetings. The data gathered from community engagement during the 2008 has remained an important resource. Through the community involvement process, community members weighed in on their values and priorities for parks and recreation.

- Throughout all public forums, community members indicated that they highly value parks and recreation and believe these are important to quality of life.
- Residents recognize that the City is one of multiple providers, but they see a major role for the City in the provision of services.
- They would like to see more features in the parks they use most often, as well as better funded maintenance.
- Overwhelmingly, people would like to see improved trail connections that enable them to participate in the trail-related activities they enjoy and get to parks more easily.
- Residents see a role for the City in the provision of programs, and would like more options to participate close to home and at times that work with their busy schedules.
- Finally, residents support more funding for parks and see this as an important need.

Supplementing the community input was the planning team’s technical analysis of the park system, which highlighted a variety of areas where improvement was needed in Wichita, including convenient access to parks, specific resources and services. Both the community’s input and the technical analysis played an important role in developing the strategic planning framework which follows below.

Strategic Planning Framework

The Wichita Parks, Recreation, and Open Space Plan is built upon a framework distilled from the input, analysis and prioritization processes conducted during the planning process. This framework outlines the envisioned future of the City’s parks and recreation system, serving as the foundation for the PROS Plan direction and its recommendations. It also reflects the five Plan Guiding Policy Principles contained in the Community Investments Plan that set relative priorities at the broadest and highest level for future public infrastructure/facility investment decisions in our community.

Core Values

Core values are the shared beliefs and qualities most valued by Wichita residents. These values will guide all strategies and actions included in the Wichita Parks, Recreation, and Open Space Plan, and the facilities and services provided by the Wichita Park and Recreation Department.

1. **Integrity:** Park and Recreation inspires respect, trust, honesty and accountability through our actions.
2. **Wellness:** Park and Recreation recognizes the importance of enhancing the physical, emotional and cognitive health and development of all residents.
3. **Diversity:** Park and Recreation celebrates community diversity, and strives to provide facilities and services that embrace the needs of residents of diverse cultures, ages, and income levels.
4. **Stewardship:** Park and Recreation values ethical and responsible stewardship of the City’s financial, physical, natural, environmental, historical and cultural resources.
5. **Connectivity:** Park and Recreation recognizes the importance of connections between public open spaces and other community facilities, such as schools, commercial areas and other destinations.
6. **Economic Driver:** Park and Recreation is an economic driver in the Wichita region and has a major impact on the community’s quality of life.
7. **Create Fun:** Park and Recreation adds excitement and enjoyment to our community through recreational programs.

These PROS Plan core values are also consistent with the following seven core values of the Community Investments Plan: *common-sense approach; fiscal responsibility; growth-oriented; inclusiveness and connectivity; cultural richness; vibrant neighborhoods; and quality design.*

Vision

The Vision creates a picture of success for Wichita’s community facilities and services. Chapters 4-7 describe how this vision relates to major functions of the City’s system, including recreation services (Chapter 4), park land, recreation resources and trails (Chapter 5), park and facility maintenance (Chapter 6) and management services (Chapter 7). The following vision was described by the community during the 2008 planning process.

We envision an interconnected and accessible system of vibrant public spaces, friendly neighborhood parks, thriving natural areas and diverse recreation opportunities that make our city a healthy and active place in which to live, work and play.

In executing this vision for the system, the Parks and Recreation Department describes the preferred future for the organization.

To excel at what we do for the benefit of our community and generations to come.

Core values

Core values provide the foundation for all services.

A **vision** for the City that illustrates its preferred future for parks and recreation.

A **mission** that articulates the business of the Wichita Park and Recreation Department.

Goals that describe the park and recreation outcomes the City and its residents will strive to achieve.

Performance measures provide a way to evaluate progress towards achieving the goals and overall vision.

Mission

The mission statement, developed by the Parks and Recreation Department, sums up the purpose of the organization.

Wichita Park and Recreation provides high-quality life experiences to the Wichita community through the enhancement of world-class amenities and activities.

Goals

Ten goals were developed to describe the park and recreation outcomes the City and its residents will strive to achieve. The recommendations within this Plan contribute to achieving these goals, and many recommendations contribute toward multiple goals.

- **Goal 1:** Provide safe and accessible parks, open spaces, recreation facilities and programs that help create healthy residents and a healthy community.
- **Goal 2:** Preserve and enhance our unique natural and cultural resources.
- **Goal 3:** Provide facilities that focus on user needs and desires, offer amenities that are appealing to the site specific community, and the facilities have participant safety as the top priority.
- **Goal 4:** Provide Community based education and leisure programs that are oriented for all ages, abilities and are not cost prohibitive.
- **Goal 5:** Preserve resources through sound management and best practices to create a legacy for future generations.
- **Goal 6:** Provide trails that connect community destinations, support alternatives to automobile transportation, and encourage active transportation.
- **Goal 7:** Support life-long human development by providing recreation and learning opportunities.
- **Goal 8:** Foster community ownership, encourage community participation, and promote volunteerism.
- **Goal 9:** Build partnerships and sponsorships in order to leverage resources and work cooperatively toward our vision.
- **Goal 10:** Provide golf facilities that are accessible and meet the needs of all generations, promoting active, healthy residents throughout the community.

Performance Measures

The performance measures set forth below will help the City and community members understand the progress made in meeting goals and implementing the Plan. As the City begins to measure its performance, baseline data will be collected and the goal for the next fiscal year will be set. The Department should track these measures on at least an annual basis, and use them in the development of the annual work plan.

TABLE 4: Measuring Performance of the Planning Goals

PERFORMANCE MEASURES	GOALS									
	1	2	3	4	5	6	7	8	9	10
Percent of recreation program participants who report that their health has improved since participating in a City program or using a	●		●	●			●			●

PERFORMANCE MEASURES	GOALS									
	1	2	3	4	5	6	7	8	9	10
recreation center fitness facility.										
Number of acres of natural and cultural resources preserved.	●	●			●					
Percent of residents who report that the City does a very good or excellent job of providing facilities and services that meet their needs.	●	●	●	●	●	●	●	●		●
Miles of trails provided by the City.	●		●	●	●	●				
Number of participants in City programs.	●			●			●	●		
FTE equivalent in volunteer hours achieved by volunteers in parks, recreation and open space.	●			●	●		●	●	●	
Number of partnerships in place to provide parks, recreation and open space opportunities to Wichita's residents and visitors.	●	●			●			●	●	

Strategic Directions

The Wichita PROS Plan provides a community-supported action plan for the future of parks, recreation, and open space services in Wichita. The strategic directions broadly define areas where the City and Park Department need to undertake planning and action in order to achieve the goals noted above. The recommendations, initiatives and policies within the Plan are all designed to move the City forward in the strategic directions, leading to achievement of the Plan's goals and vision. The strategic directions to achieve Wichita's vision for parks, recreation and open space include:

- Neighborhood-oriented services;
- Vibrant public spaces;
- A balanced and equitable system of services;
- An interconnected system that supports walking, bicycling, and other healthy activities; including Accessibility and access for all citizens
- Renovation, restoration and reinvestment;
- A well-maintained and sustainable system; and
- An adequately funded system

Neighborhood Oriented Services

Wichita will provide neighborhood-oriented services that build community connections, enhance neighborhood identity, and create community livability. Parks and open spaces will provide a place for community gathering and family activities. Parks and facilities will be distributed so that each neighborhood has access to a variety of recreation experiences, without having to go across town to meet basic recreation needs. Recreation services will also be designed to meet local needs, and neighborhood recreation centers will be the foundation of a system of recreation services that connects residents to one another and to the broader city and region. This direction is also consistent with Community Investments Plan Guiding Policy Principle #5. Provide for Balanced Growth but with Added Focus on Our Established Neighborhoods.

Vibrant Public Spaces

Vibrant public spaces will help build community identity and contribute to a healthy economy. Wichita's parks, urban plazas, special use areas and public spaces will serve a backdrop for healthy community activities and support downtown and neighborhood revitalization. Special use sites such as Botanica and the Ice Center provide unique amenities, making Wichita attractive to residents, visitors, and businesses. Special programs and events enliven community spaces and create activity in downtown and throughout the City. This direction is also consistent with Community Investments Plan Guiding Policy Principle #1. Support an Innovative, Vibrant and Diverse Economy.

Balanced and Equitable System

A balanced and equitable system of parks and recreation services provides a range of opportunities and experiences that meet the diverse recreation interests and needs of Wichita residents. The system of services provides opportunities for people of diverse ages, income levels, cultures and abilities.

Wichita's park system is composed of nine park types. Separately, each park type may serve a limited function, but collectively the parks and open spaces will serve the entire range of community needs. The park system of the future provides a neighborhood or community park easily accessible to most residents, and that has the basic elements needed to support healthy activity, and community and family fun. Other types of parks will provide opportunities to enjoy nature, to protect our unique natural environment for future generations, and to engage in a variety of recreation activities with our friends, family and community. The diverse park system will ensure a range of options and a variety of park experiences for Wichita residents, balancing active uses with passive uses and natural areas with more developed parks.

Services will be provided for all Wichita residents, and resources will be distributed equitably throughout the community to ensure that all have an equal opportunity. However, resources and services will be tailored to differing needs throughout the community, so that people from diverse

income levels, cultures, age groups, and abilities all can find a place within the system of services. This direction is also consistent with Community Investments Plan Guiding Policy Principle #2. Invest in the Quality of Our Community Life.

Interconnected System

Community members consistently highlighted the importance of a more interconnected park system that provides safe places for biking and walking. The PROS Plan improves physical connections by expanding the linear park and trail system, providing connections within Wichita and to the broader region. The Plan calls for improved coordination between parks and recreation and the transit system, and builds on planning efforts such as the WAMPO Pathways Plan. This direction is also consistent with Community Investments Plan Guiding Policy Principle #4. Make Strategic, Value-added Investment Decisions.

Renovation and Reinvestment

Wichita residents place high priority on providing stewardship of existing parks, including the highly valued neighborhood and community parks. However, many of Wichita's parks are aging. Playground equipment, picnic facilities, and other park resources wear out over time. Landscaping becomes overgrown, turf wears out, and heavy use compacts soil. Human activity affects the quality of our natural landscapes. There is a substantial backlog of renovation and restoration needs throughout the park system, pointing to a need for reinvestment in the community. The PROS Plan places an emphasis on renovating existing sites to make them more responsive to community needs, reducing the maintenance backlog. Once renovations are completed, the park system will be easier to manage over the next twenty years. This direction is also consistent with Community Investments Plan Guiding Policy Principle #3. Take Better Care of What We Already Have.

The PROS Plan emphasizes the need for establishing a baseline level of support for park maintenance and for providing a tiered system of maintenance appropriate to each type of park. An expanded park system and the addition of highly landscaped street medians have placed significant demands on park maintenance staff, and many more maintenance demands than can be accommodated given the current staffing, budget, and workload. For example, maintenance standards and cost thresholds should be different for a neighborhood park as compared to regional parks or urban plazas. If the maintenance budget per acre is reduced, the overall quality of maintenance will diminish. This leads to the eventual degradation of a park system that is now valued by citizens as a community benefit. This Plan recommends that maintenance funding be increased to protect our valued assets as our park, natural area, and recreation facility inventory expands.

Adequately Funded System

With the need for new parks and facilities as well as renovations, maintenance and program improvements, the City of Wichita will need to pursue diverse funding sources to realize its vision. This means investigating all available funding options, maintaining and expanding general fund support, aggressively seeking grants, partnerships and donations, and being prepared to act on opportunities when they arise. The development of the PROS Plan is the first step in achieving this adequately funded system. The Plan identifies priorities and costs as well as a funding strategy to implement these priorities. Unfunded projects also will be identified and made ready should donors or unanticipated sources become available.

An adequately funded system will also reflect the following overall ranking of public spending and investment priorities as identified in the Community Investments Plan:

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.

Through this effort, the City of Wichita will continue to move closer to achieving its full vision for parks, recreation, and open space.

4. Vision for Recreation Services

It is well established that physical activity helps prevent obesity and related medical problems. And there is mounting evidence that providing places to exercise can improve health. Research is also uncovering physical and mental health benefits simply from interacting with nature: reduced levels of attention deficit in children, improved cognitive ability, and reduced aggressive behavior. Recreation programs have many benefits for residents and the city. Recreation programs improve health and wellness, and strengthen connections between people, families, and neighborhoods. Through programs, youth, seniors, and other populations can gain lifelong learning experiences and cultural opportunities. Residents of all ages can experience and learn about nature, and help preserve natural resources. For the City, user fees can generate revenue and help sustain recreation facilities. Programs -- especially special events and sports tournaments -- attract visitors to Wichita and enhance the local economy.

Similar to other cities, the City of Wichita provides recreation centers and programming. The City is one among many diverse recreation providers. Other recreational service providers in the Wichita community include other public, private, and nonprofit organizations. A major challenge of the PROS Plan effort was to identify the future role of the City of Wichita in the context of those services provided by other agencies.

This chapter describes the City of Wichita's future role for recreation services and the planning process that supports this role. Key findings are presented from national trends research on the provision of recreation services, the evaluation of the City's existing services, and input from the public. A recommended recreation service delivery system was developed to meet the needs of residents for the next 20 years. This system makes optimum use of the City's existing recreation centers as well as the skills and resources of other providers, such as the YMCA, the County, and Genesis, to meet community needs.

Recreation Services Today

National Trends

National trends related to the provision of recreation services and community centers were evaluated as part of the recreation services planning process. These findings revealed that most cities like Wichita provide Recreation programs and recreation centers:

- A strong majority of city agencies provide recreation centers. On TPL's list of the 100 most populous cities in the U.S., Wichita is ranked 71st in terms of the number of recreation centers it provides per population. According to benchmark statistics, Wichita's 0.5 recreation and senior centers per 20,000 residents is slightly less than the median of 0.7 facilities per 20,000 residents (TPL, 2015¹). To reach the median number of facilities Wichita would need 14 recreation and senior centers.
- Comparing the numbers of facilities does not necessarily paint a clear picture for benchmarking. Some cities with many recreation centers are managing several smaller and typically older neighborhood-based community centers that were popular in the past. New trends favor the provision of multi-purpose inter-generational recreation facilities that are larger in size (e.g. 50,000+ square feet), easier to maintain, and more cost effective to operate and program.
- More than 78% of cities who participate in NRPA's PRORAGIS survey (a database for park and recreation agencies) report having recreation/community centers. More than 43% provide fitness centers, 42% senior centers, 27% nature/interpretive centers, and 43% performing or visual arts/community centers (NRPA 2015).

¹ The TPL report counts nine City of Wichita Facilities

- According to PRORAGIS data, cities provide on average one recreation/ community center per 35,092 residents (NRPA 2015). To meet this average, Wichita would need a total of 10 recreation centers.
- Over 95% of the cities surveyed through PRORAGIS provided some type of recreation programs and services in 2014. This is down slightly from 2010 when 97% of reporting agencies did (NRPA 2015).
- 2014 PRORAGIS data indicated that facility entry fees and program and class fees are the largest sources of direct revenues for reporting departments (at 21 and 43 percent respectively). NRPA notes that park and recreation departments have historically drawn equally from facility entry fees and programs and class fees (with both sources combined totaling about 80 % of revenues), meaning declining revenues following the recession can be associated with decreased fees as well as a decline in the numbers of residents purchasing passes and memberships for park-run facilities (NRPA 2015).
- The average cost recovery for recreation programs through fees and charges is 28% (NRPA 2015). Wichita's cost recovery rate for 2015 is 37%
- There is a trend toward designing programs to deliver specific benefits, such as reducing youth crime, promoting health and wellness, and keeping older adults active and independent.

Recreation Services in Wichita and Service Areas

Recreation services provided by the City, as well as other major agencies were identified, and the City's existing recreation centers were also evaluated. Wichita is uniquely positioned to provide neighborhood-based services. The City also has a number of very successful specialty centers, such as the WATER Center, Great Plains Nature Center, and school-based recreation centers, which it should continue to support. Findings include:

- The City of Wichita is a major recreation provider, and currently offers programs through its Park and Recreation Department and through other City entities, including the WATER Center and City Arts.
- Wichita offers two types of centers: Recreation Centers and Specialized Centers.
- One of Wichita's existing neighborhood recreation centers, Colvin, is a specialized center, located in a school district facility and focused primarily on before-and- after school programming.
- Neighborhood Resource Centers are located at the Evergreen and Atwater/Woodard neighborhood centers. These facilities provide a conduit for communication for neighborhood residents. These facilities provide access to meeting space for neighborhood groups, small computer labs for residents' use, notary services. Neighborhood Resource Centers do not have a cost-recovery goal and do not fall under the Park System.
- The City's Recreation Centers are in need of major renovations and/or replacement, and reinvestment of resources to meet modern day expectations.
- Youth programs, senior programs, fitness, community education classes and community rentals are the primary programs offered currently at Recreation Centers.
- The existing neighborhood recreation centers are almost perfectly distributed to serve residents within a 2-mile radius, with the exception of the west part of Wichita.
- The additional Specialized Centers in Wichita include the Great Plains Nature Center, the Wichita Ice Center, and Botanica. City Arts and the WATER Center (both operated by other city departments) are also Specialized Centers. These types of specialized centers are considered to have a citywide service area.

Other Providers

- Recreation services in Wichita are provided by the City, as well as many other agencies.

- One significant provider is the YMCA, which provides mega-centers that service the majority of the City.
- Other significant providers include: the Wichita County Senior Center, Boys and Girls Club, Planet Fitness, Genesis Health Club, Wichita State University Heskett Center, and many non-profit organizations, clubs, and organized sports groups. Other surrounding communities also offer competing recreation services.

Recommended Recreation Service Delivery System

The PROS Plan community outreach efforts revealed that recreation needs differ throughout Wichita and that programming interests and needs vary widely depending on the neighborhood. In addition, there are a variety of recreation providers in Wichita, offering a large range of programs and facilities. These providers are all part of the City's recreation delivery system. All providers must work together in order to most effectively and efficiently meet the full range of community needs.

Wichita's Service Delivery Policy

Wichita's role in delivering recreation services is threefold:

- RS Policy 1: Providing Recreation Center-based recreation services focused on health and wellness, community education and community building;
- RS Policy 2: Providing citywide recreation services focused on special interest areas; and
- RS Policy 3: Supporting tourism and economic development through partnerships, programs and services.

To fulfill these roles, the Park and Recreation Department will continue some current practices and develop new ones. Providing and operating Recreation Centers will be a major focus of the City of Wichita's future efforts in the area of recreation programs. The Department will also continue to operate its very successful existing specialty centers and associated programs, as well as other citywide programs. Finally, the Department will continue to be one of many departments and agencies collaborating on tourism and economic development. Recreation Services Actions that will help the City achieve this policy are numbered below.

Recreation Centers and Programs

The City of Wichita has historically offered Recreation Center-based programming as one of its primary services. The level and type of Recreation Center-based programs has varied over the years -- from the halcyon days in the 1970s when most of the existing Recreation Centers were constructed, to today when center-based programming is still provided but has less funding and is less robust.

The PROS planning process showed that residents would like access to nearby programming, but current options are not well-suited to their needs. The analysis showed that the City is well-positioned, given the existing facilities and strengths, to revive its neighborhood-oriented programming through Recreation Centers and serve a broad range of Wichitans. This section describes how the Recreation Center model can be reinvigorated. The Park and Recreation Department will increase its focus on recreation services.

Benefits of Recreation Centers

- RS-1 Focus recreation services provided through the system of Recreation Centers on the following benefits to Wichita residents:
- Provide positive leisure experiences for all residents;
 - Provide opportunities for youth development and mentoring;
 - Build friendships, strong families and sense of community;
 - Promote health, wellness and fitness;
 - Provide opportunities for life-long learning and skill development;
 - Connect residents with City and community services;
 - Provide meeting space for community organizations; and
 - Provide a safe place to play, learn and grow.

These are the benefits most suited to the Recreation Center model, and are also those identified as the highest priorities through the PROS Plan public involvement process.

Programs

The Department will create and deliver recreation programming that foster healthy decision making and outcomes. Facilities will offer programming based on specific community needs as identified in regular surveys. Programs will be designed with goals and objectives that are attainable and advance the health and well-being of each participant physically, socially, and emotionally.

RS-2 The following core program areas will be provided by Recreation Centers:

- Fitness and wellness programs;
- Out of school programs (before and after school, no school days, vacations and holidays);
- Socialization and drop-in opportunities;
- Youth development programs;
- Environmental education;
- Lifelong learning/Special interest determined by local desires;
- Rentals (meetings, parties and celebrations);
- Special events (indoor and outdoor);
- Food programs for low income residents (children and adults);
- Information and referral;
- Connection to City of Wichita services; and Volunteer programs.

A variety of individual programs could be offered in each of the areas described in RS-2. Programming will vary by center and be neighborhood-driven. Attendance and cost recovery will also be factors in determining the programs provided or continued, however the desire is to maintain a program mix that is not cost-prohibitive.

RS-3 The Park and Recreation Department utilizes district-based representation through the Board of Park Commissioners to advise on program, policies and facility management issues.

Tourism and Economic Development

The Park and Recreation Department is one of many departments and agencies within Wichita that support tourism and economic development. The Department's role is to be a partner in economic development, supporting the City's economic development and tourism promotion initiatives. This role includes providing support and venues for citywide events and activities organized by others, potentially providing citywide events and activities and actively partnering with others.

RS-4 Continue to be a partner in tourism and economic development initiatives

Sports related services to promote travel and tourism to Wichita. The Department role is to be an economic driver in the Wichita region and has a major impact on the community's quality of life.

Citywide Recreation Services

Wichita offers citywide recreation services through its specialized centers and through events and activities at its regional parks, golf courses, and special use parks. These citywide programs are very successful.

RS-5 Continue the programming provided at the existing specialized centers, which are excellent facilities that fulfill specialized functions.

RS-6 Avoid developing additional specialized centers. Needed programs should be provided in Recreation Centers.

RS-7 The City should also continue to provide the events and activities supported by its regional parks, golf courses, and special use parks.

Transitioning to the New Service Delivery Model

In moving toward and testing the Recreation Center model, new facility development is crucial to maintaining programming needs in the community. Current facilities are limited by space restrictions and outdated designs. This drives the need for replacement plans for Recreation Centers

that are not capable of meeting the needs of the community, including those that are non-compliant with ADA codes. The department will also work to maximize current usage with minor renovations to existing space to increase participant involvement in programs and services. This focus will ensure that in the Wichita will be able to enjoy facilities that focus on user needs and desires, offer amenities that are appealing to the site specific community, and have participation and safety as the top priority.

Finally, a long-term plan for center-by-center renovation should be developed and implemented to update existing Recreation Centers to meet community needs. While program improvements can begin immediately, recreation center improvements may span many years, depending on funding availability. Facility improvements to support this plan are described in Chapter 5 of this Plan.

Additional Recommendations

Based on the desired service delivery model for City of Wichita programs and the roles identified for the City, this section outlines key recommendations for recreation program improvements, and describes priority program and management improvements.

Program Management

Partnerships

AR-RS-1. Develop partnerships for operations, facility development, and renovation. For example:

- Partner with the medical community, e.g., hospitals, physical therapists, etc., in the development and programming of Recreation Center fitness rooms.
- Partner with local environmental and conservation organizations to provide programming about wildlife and the local environment. This type of partnership would bring existing programs into Neighborhood Centers.
- Partner with local restaurants or culinary programs to offer a café that serves as a community gathering space for all ages.
- Partner with area businesses and service clubs to expand program scholarships.

Staffing

AR-RS-2. Provide a Center CSR to greet and direct visitors and provide security within the facility.

AR-RS-3. Expand Recreation Supervisor responsibilities to address more than one Center, leveraging the professional training these staff members currently have.

AR-RS-4. As programming and participation expands, consider the feasibility of hiring specialty staff that would serve multiple centers, e.g., an art specialist or therapeutic recreation professional.

Performance Measures

AR-RS-5. Consistently track attendance, revenues, and cost recovery across all programs and Centers to ensure comparability.

AR-RS-6. Develop and implement a standardized program evaluation system to measure the achievement of benefits described in this Plan.

AR-RS-7. Meet overall cost recovery goals of 30-50% system wide for Neighborhood Centers. Some Centers may recover more costs than others, depending of the demographics of their surrounding neighborhood.

AR-RS-8. Similar types of programs should track attendance in a consistent manner Department-wide. Use the following guidelines for tracking participation:

- Track the number of attendees for special events, drop-in activities and facility attendance;
- Track participant hours for classes, leagues and workshops, as well as other program types that rely on registration for a scheduled activity; and

- Track the number of units for items sold, such as rounds of golf or swim passes.
- AR-RS-9. Regularly review programs to determine whether they meet participation and revenue goals. If performance does not improve, low performing programs should be changed or discontinued.
- AR-RS-10. Periodically evaluate local, regional, and national recreation trends and incorporate trends knowledge into program design. As part of this effort, track trends in sports and recreation activities and consider public outreach methods (questionnaires, surveys, etc.) to obtain public input on trends and preferences.
- AR-RS-10A Release surveys after new programs are implemented and track results. Focus on releasing surveys to new participants to assist in participant retention rates.

Communications

- AR-RS-11. As part of the departmental communications and outreach initiative described in Chapter 7, create a marketing plan to increase community awareness of Wichita's delivery system for recreation and the services available at Recreation Centers. This should include multiple methods of outreach, moving beyond the program guide currently provided on the City's website and social media outlets in-line with current best practices in the marketing community.
- AR-RS-12. Continue to streamline registration processes, e.g., develop web-based registration, membership codes for activates, etc.
- AR-RS-13. Research information about incorporation of transit routes in program guides and event announcements.

Program Provisions

Program Oversight

- AR-RS-14. Develop informal methods for directions and improvements to each Recreation Center.

Variety of Programs

- AR-RS-15. Provide programs in a variety of formats, including ample drop-in activities, one time and short term programs to provide recreation opportunities to residents with limited time availability.
- AR-RS-16. Offer Neighborhood Center programs at a variety of times, such as various times of the day, days of the week, and seasons of the year. Provide a variety of program delivery formats, including self-initiated drop-in activities, on-going or multiple week classes, short workshops, trips, and special events.
- AR-RS-17. Provide programs with a range of costs, including free. Consider increasing some program prices and developing a scholarship fund to promote access to individuals with limited means.

Suggested Program Improvements

- AR-RS-18. Expand fitness center hours to a minimum of 7 AM to 9 PM, Monday through Saturday.
- AR-RS-19. Focus on health and wellness initiatives for residents as a programming model for Recreation Center fitness centers and offer opportunities for under-served populations in the community.
- AR-RS-20. Market fitness programs through health care providers.
- AR-RS-21. Partner with schools and non-profit organizations to provide local special events, such as concerts, plays, etc.
- AR-RS-22. Expand recreation opportunities for families by providing programs and activities that are multi-generational, or by offering different age groups and interest activities during the same time slot.

- AR-RS-23. Offer programs that foster cross-generational and cross-cultural interactions in addition to more traditional age group-oriented programming. Examples include a senior and preschooler walking or exercise program or an oral history project involving seniors with other adults and children of diverse backgrounds.
- AR-RS-24. Focus Recreation Center youth programming on birth through young adults.
- AR-RS-25. Provide senior programs focused on older adults (50-60), active elders (60+), and frail elders at each Recreation Center.
- AR-RS-26. Integrate and include people with disabilities into programs, and provide adaptive programs.
- AR-RS-27. Train recreation and customer service staff to be more aware of the needs and ability of people with disabilities to access parks and facilities.
- AR-RS-28. Increase diversity in program participation by employing a variety of strategies:
- Involve people of diverse cultures in planning, designing and implementing recreation programs;
 - Increase public awareness and outreach to diverse groups;
 - Partner with cultural and ethnic organizations to reach underserved populations;
 - Design some programs to meet the interests of different ethnic groups; and Provide program materials, brochures and flyers in different languages and provide guidance as to whether different languages are needed at some Recreation Centers.
- AR-RS-29. Offer a variety of volunteer opportunities at each Recreation Center. Advertise through the Department wide volunteer coordinator discussed in Chapter 7, as well as locally.
- AR-RS-30. Increase outdoor and environmental programming. Consider nature-based activities for day camps, playground programs, and outdoor clubs with an emphasis on outdoor excursions and adventures, outdoor tours and activities for different age groups including seniors.
- AR-RS-31. Provide environmental education activities at Recreation Centers and parks using local volunteers, nature kits, and observations of neighborhood wildlife and native plants. For example, use the checkout kits available at Great Plains Nature Center to provide nature programs at the Recreation Centers.
- AR-RS-32. Provide field trips to larger natural areas, such as Wichita Wild areas.
- AR-RS-33. Collaborate with City Arts, operated by another City department, to bring arts programming out into the neighborhoods and into other City park sites.
- AR-RS-34. Provide urban camping and fishing experiences, at Recreation Center sites and through trips to local sites.
- AR-RS-35. Consider offering programs at other locations if needed to meet needs, especially in unserved areas or areas with populations that have a great need, e.g., outdoors in parks, in Community Buildings, in schools or facilities provided by others.

5. Vision for Park Land, Recreation Resources and Trails

Wichita has a strong base of parks and recreation resources to build upon. However, improvements such as preservation of existing assets, modernization, and renovation, as well as acquisition and development of new parks and trails will all be necessary to support the community vision.

This chapter highlights the improvements that will be needed, with policies, actions and additional recommendations that will guide the City in strategically investing in Wichita's parks, recreation and open space system. The vision for parks land, recreation resources and trails is long-term and may take longer than twenty years to implement. These improvements will take a strong commitment from residents, the Park and Recreation Department, partner agencies and organizations, and the Wichita City Council.

The System of the Future

Wichita's park system of the future builds on the City's legacy of parks as a central focus for community gathering and activities. Community will continue to be a key element of Wichita's park system of the future. The City's parks will contribute to the sense of community and provide places to relax, refresh, play and explore. The system of park land, recreation resources and trails will offer a diverse yet integrated network of places, activities and services that are widely valued and enjoyed. Future consideration and resources will be focused on downtown development and increasing downtown park infrastructure to create place making opportunities and enhance the vibrancy of downtown.

Map 2 illustrates Wichita's park system of the future. The system reinvests in existing park and facility resources to continue providing the assets people value most. In the long term, the park system of the future will extend the pattern of parks, resources, and trails that residents within current city limits enjoy out to the planned 2035 growth area. The system of the future also includes an interconnected network of trails and pathways, providing connections within Wichita and to the larger region, including systematic, opportunity-based integration of Wichita parks and open space investments with similar public investments made by Sedgwick County and other cities in Sedgwick County.

Map 2: Park System of the Future includes symbols depicting the following types of improvements:

- **Major Renovation or Development of Existing Site:** This symbol identifies existing parks in need of significant reinvestment. Mostly community and regional parks, these sites are targeted for significant upgrades.
- **Change of Use:** This symbol indicates that an existing park should be repurposed to meet community needs.
- **Proposed Park Target Area:** This symbol identifies an area where a new park is needed to meet future needs. Select sites are indicated to be home to future recreation buildings and aquatic facilities.
- **Priority Pathway Alignment:** This symbol depicts regional and citywide pathway alignments identified as priorities by either the Pedestrian Master Plan or by the City of Wichita.

Park Land

This discussion about park land is organized into the following subsections:

1. **Overall Policies, Actions and Recommendations:** discussing policies, actions and recommendations that apply to the entire park system or to entire categories of parks;
 2. **Design Guidelines:** presenting size, access, and resource guidelines for each park classification;
 3. **Recommendations Within City Limits:** addressing improvements at Wichita’s existing parks and new parks needed to serve residents within current city limits; and
 4. **Recommendations Within Wichita’s 2035 Growth Area:** discussing the new parks needed to serve future needs in the 2035 growth area.
-

Overall Park Land Policies

PRT Policy 1: Provide a public park within a reasonable distance for ease of accessibility to all Wichita residents.

- PRT-1A Look to existing park land first, regardless of park classification, when trying to fill a community need. Consider repurposing a park or adding new uses to respond to community needs or fill deficiencies.
- PRT-1B To meet the needs of underserved areas, acquire new sites or seek strategic partnerships that provide access to existing and planned open spaces; such as elementary school grounds.
- PRT-1C Proactively target acquisition of new park sites in Wichita’s 2035 growth area in advance of development.
- PRT-1D Actively seek opportunities to coordinate new park locations with schools, libraries, and other public facilities.
- PRT-1E Strive to provide a natural area park, or Wichita Wild site, within a reasonable distance of every Wichitan. When this is not possible (e.g., no natural resource sites are present in the areas), incorporate environmental features such as a rain garden, water quality feature or native plant demonstration area within a park in the area and provide interpretive signage about the feature.
- PRT-1F Acquire or otherwise protect high resource value conservation areas and greenways, regardless of whether an area is already served by another site.

PRT Policy 2: Implement the design guidelines for each park classification to ensure that each park can fulfill its function within the park system. The resources present within a park define and support the park's function. The design guidelines are presented in Table 5.

- PRT-2A Acquire only those sites consistent with the direction of this Plan, unless property is acquired for the purpose of trading or selling to generate revenue.
- PRT-2B Ensure that park master plans are developed prior to making major improvements at existing park sites or building new parks. The design guidelines contained within this Plan should be used to develop a preliminary design program. The master planning and design process should engage the community and take into consideration community demographics, historical and cultural background, recreation trends, potential partnership opportunities, and resource deficiencies noted during the PROS Plan process.
- PRT-2C Identify maintenance and operations impacts for each planned addition to the park system in consultation with parks maintenance and recreation programming staff to ensure that capital projects decisions incorporate an analysis of project impacts.
- PRT-2D Promote conservation ethics and environmental sustainability by incorporating green building practices throughout the park and recreation system, especially those which will result in lower operations costs.
- PRT-2E Provide interpretive signage about the historic, cultural and natural environment throughout the park system, where appropriate, to increase opportunities for self-directed education.
- PRT-2F Allow new standalone partnerships, which includes memorials in regional or special use parks, such as those found in Veterans' Memorial Park and Botanica. Memorial trees, benches, and site amenities can be incorporated into parks of other types, if the City develops a gift program.
- PRT-2G Continue to expand public private partnerships, such as the Ice Center, Wichita Park Foundation.

Additional Park Land Recommendations: Access

- AR-PRT-1 Continue to assess transportation barriers affecting the ability of parks to serve neighbors effectively. Incorporate access efforts in conjunction with the Bicycle and Pedestrian Master Plans in order to promote the provision of sidewalks, multi-purpose pathways, curb cuts, and crosswalks to accommodate pedestrians and cyclists and to increase access to park resources.
- AR-PRT-2 Continue to work with Wichita Transit on the location of bus routes and stops to promote access to parks and park resources.
- AR-PRT-3 Continue to build on existing ADA transition Plans and conduct a more detailed accessibility review of outdoor recreation areas to remove barriers at parks. This effort will result in a project list, which will require capital project funding.
- AR-PRT-4 Continue to provide internal pathways connecting park elements within all parks.

Additional Park Land Recommendations: Partnerships

- AR-PRT-5 In the downtown redevelopment area, collaborate with other departments to create a connected system of urban parks by incorporating pedestrian linkages, boulevards, public amenities and art work to meet recreational needs and support livability.
- AR-PRT-6 Continue the GPNC partnership
- AR-PRT-7 Support the efforts of other departments and agencies to preserve natural resources through participation and input in planning and regulatory processes.

Additional Park Land Recommendations: Ongoing Reinvestment

- AR-PRT-8 Plan for tree canopy replacement in City parks, which will be expanded with utility franchise fees.* Many of Wichita's parks have mature trees that contribute greatly to the park system's character. Residents have identified trees and shade as important

park elements. Tree replacement plans should be developed and implemented so that young trees are planted and become established before older trees die off.

AR-PRT-9 Develop and implement a playground replacement program, which would include an annual budget to replace playgrounds on a scheduled basis to ensure that the system of playgrounds remains high quality. This would continue on the Department's recent initiative to replace playgrounds throughout the park system, many of which were aged and out of compliance with current safety standards.

AR-PRT-10 Include a budget annually for site amenities and facilities. This budget would fund new amenities and replacement of aged amenities and facilities. Regular investment in site amenities and facilities will keep up the assets in the park system.

* Utility franchise fees from Westar have been added to the Forestry budget as of the 2016/2017 Budget

Design Guidelines

In Table 5, design guidelines are provided for each park classification. The table lists the park classification, the definition of that classification, and considerations about size and access. It also includes information about resources to provide or avoid:

- The "Minimum Resources" column identifies the basic resources that should be provided in parks of that classification.
- The "May Include Additional Resources" column identifies resources that are also appropriate within parks of that classification if there is space, funding, or community interest.
- The "Does Not Include Conflicting Resources" column identifies resources that are not compatible with a classification's function.

During the planning process, each park was evaluated using the design guidelines to determine if it was in compliance. Results of the evaluation were incorporated into the Community Resources and Needs Assessment Part I, contained within the Technical Supplement to this Plan. Improvements to bring all existing parks up to the guidelines are incorporated into the recommendations for existing parks.

INSERT MAP 2 11X17

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INSERT TABLE 5: DESIGN GUIDELINES

INSERT TABLE 5: DESIGN GUIDELINES

Recommendations Within City Limits

The park-specific recommendations include a broad variety of improvements at many of Wichita's existing park sites. The recommendations are presented in Table 6, and were derived from numerous efforts during the planning process. The recommendations incorporate findings from a site-by-site condition evaluation, an analysis of design guideline compliance, the results of the park land and recreation resource needs assessment, and public priorities identified during the first two phases of the planning process. These recommendations were updated in 2016 to reflect progress in implementation.

The recommendation categories indicated in the table are defined below.

- **Maintain Existing Resources:** In many cases, the existing recreation resources at a park are doing a fine job of serving community needs and are in good condition. This is often due to the playground improvement initiative undertaken by the Department in recent years. The critical recommendation for these sites is to ensure a level of maintenance that preserves the assets and to keep up regular reinvestment in existing resources. This ensures that the parks continue to be a positive influence on the surrounding community. Some of these sites could accommodate additional resources in the future, if the community requested it.
- **Site Amenities and Signage:** This category captures the smallest, but not least important, improvements to park sites. Site amenities include a wide range of shelters, park furniture (benches, picnic tables, etc.), drinking fountains, trash receptacles and other features that make park visits more comfortable and pleasant. Signage at a park would typically include at least a park entrance sign that clearly identifies the name of the site so that residents understand it is a publicly owned site available for use. Additional signage might include wayfinding signs that indicate where important sites within or around the park are located, directional signs helping visitors find the park from major roads, or interpretive signage to tell an important story about the site or resources within it. Not all sites will have additional signage needs but larger parks and natural areas would include more than smaller neighborhood sites. After analyzing the park inventory and design guidelines, 26 sites have been identified as needing additional site amenities or signage.
- **Minor Renovation:** Wichita's parks are deficient in resources or have several features in need of major repair or replacement. This category includes parks that need a tennis court resurfaced or replacement of field equipment. Parks in this category may also need signage or site amenity improvements along with the other renovations. Buffalo Park is an example of a park that underwent a renovation in recent years that upgraded the play structure and generally improved the neighborhood park experience. The minor renovations category includes the level of improvements undertaken at Buffalo Park, and many of Wichita's parks are in need of innovative features. Many of the sites are in need of a new or renovated playground. Master planning or design consultation should take place before minor renovations occur. In the case of Buffalo Park, the Department's in-house landscape architect designed the improvements.
- **Major Renovation:** In order to meet the design guidelines and fulfill their function within the park system, a number of parks require major additions or renovations. A major renovation is an effort that results in a major new resource being added to a park or the renovation of multiple existing resources. This type of project would generally cost \$1 million or more in 2016 dollars, and would result in a significant reinvestment in an existing site. Many of the park sites in need of major renovation are community or regional parks that lack restrooms for visitors coming from across town or from out of the area. Other major improvements include adding facilities such as picnic shelters, skate parks and recreation centers to meet access needs throughout the community. There are multiple parks that have been identified for major renovation, and are depicted on Map 2, Park System of the Future as well as being listed in the table. Master planning and design will be needed for each of these sites, and the level of effort required may be beyond internal Department staff workload capacity.
- **Park Land Acquisition:** For new park and recreation resource needs in locations where the City of Wichita does not currently own property, new park sites will need to be acquired. Multiple park areas throughout the City will need to be evaluated needed to

address underserved areas, lacking parks or recreation resources. Map 2, Park System of the Future, which incorporates elements of the Downtown Master Plan, Bicycle Master Plan and Pedestrian Master Plan, depicts new sites within city limits as well as new sites in the 2035 growth area.

- **Development:** Several existing sites will require full development, as will additional new sites targeted for acquisition within city limits. The level of development can range widely, depending on the size of the park and on the design program. This might include only provisions of the basic resources required by the design guidelines but changes could be more extensive. New park development includes master planning and design, construction documents, site preparation work, utilities and infrastructure and the construction of the planned park design. This category of recommendation also includes the construction of a new neighborhood or pocket park area within an existing park of another classification, and in a few cases, complete redevelopment of an existing park, essentially starting from scratch. Within the city limits of Wichita, there are additional sites that will need to be either renovated or developed. In addition to listing in the table, existing parks requiring full development are depicted on Map 2, Park System of the Future.

INSERT TABLE 6 11X17

TABLE 6 11X17

Recommendations Within Wichita's 2035 Growth Area

Wichita's 2035 growth area will extend development beyond the current city limits, creating a need for new parks and recreation resources to serve new residents. There will be additional need for public park sites to be proposed within the 2035 growth area. These sites are depicted on Map 2, Park System of the Future. Map 3 depicts the proposed park sites with numbers corresponding to Tables 6 and 7.

The areas listed in Table 7 are envisioned to be at least the size of a community park, since each site will need a full range of resources and will serve a relatively large area. Table 7 identifies the new parks needed in the growth area.

TABLE 7: PROPOSED PARKS OUTSIDE OF THE CITY LIMITS

PARK SITE	RECOMVENDATIONS
Proposed Park -9	Develop master plan consistent with design guidelines.
Proposed Park -10	Develop master plan consistent with design guidelines.
Proposed Park -11	Design master plan to meet community park design guidelines. New neighborhood center. Add sports field.
Proposed Park -12	Develop master plan consistent with design guidelines.
Proposed Park -13	Develop master plan consistent with design guidelines. New neighborhood center. Add skate park, sports field, and picnic shelter.
Proposed Park -14	Develop master plan consistent with design guidelines.
Proposed Park -15	Develop master plan consistent with design guidelines. New neighborhood center. Add picnic shelter and sports field.
Proposed Park -16	Develop master plan consistent with design guidelines.
Proposed Park -17	Develop master plan consistent with design guidelines. New neighborhood center. Add skate park and picnic shelter.
Proposed Park -18	Design master plan to meet community park design guidelines. New neighborhood center. Add sports field.
Proposed Park -19	Develop master plan consistent with design guidelines.
Proposed Park -20	Develop master plan consistent with design guidelines. Add dog park.
Proposed Park -21	Develop master plan consistent with design guidelines. Add sports field.
Proposed Park -22	Design master plan to meet community park design guidelines. Add skate park, picnic shelter, and restroom.
Proposed Park -23	Develop master plan consistent with design guidelines.

Recreation Resources

Individual parks range greatly in terms of the resources available at the site. The mix of resources can vary from those supporting more passive uses, such as a picnic shelter within a park, to those supporting highly active uses, such as a sports complex for softball or soccer. Different resources also have different levels of development and programming. Recreation resources can be designed to serve different audiences, geographic areas, and population sizes.

Community input throughout the PROS planning process indicated that some residents believe that recreation resources are not evenly distributed throughout the community, or that more resources are needed in parks, generally. The technical analysis conducted during the planning process corroborated that in some cases there is uneven distribution or a general lack of resources, including active resources such as basketball courts.

This section includes recommendations for resource improvements within Wichita's park system. It is anticipated that the resource improvements discussed in this section can be provided within existing parks or in planned new parks. Table 6 shows the recommended resource improvements for each park site.

The recreation resource improvements recommended in this section are organized into the following categories:

- Recreation Facilities;
- Aquatic Facilities; and
- Other Resources.

Recreation Facilities Policies

PRT Policy 3: Provide recreation centers to support the Recreation Service Delivery System described in Chapter 4. All Recreation Centers are currently functionally obsolete and are not meeting the needs of our Recreation Programming. To meet the needs of the public these centers are in need major renovation. However, it would be preferable and more cost-effective to have them completely replaced. Specific actions and recommendations for recreation centers are organized by center type.

Mega-Centers

- PRT-3A Do not pursue building mega-centers, a line of business that is not recommended for the Park and Recreation Department at this time. In Wichita, the YMCA serves as the primary provider of Mega-Centers, and most of the City is already served by the YMCA when the 5-mile service area radius is considered.
- PRT-3B Maintain and continue to invest in the existing specialized centers owned and operated by the Park and Recreation Department: Wichita Ice Center and Botanica. Both facilities are top quality and in good condition.
- PRT-3C Continue to support and provide the City's share of improvements to the Colvin Recreation Center, which are incorporated into school facilities, and the Great Plains Nature Center, a multi-agency partnership.

Recreation Centers

Most of Wichita's existing community centers are classified as Recreation Centers. These Centers provide information or access to other City services as well as recreation opportunities. Wichita's Neighborhood City Halls also provide information and City services to and are located adjacent to Recreation Centers, including the Evergreen Recreation Center and the Alley/Stanley and Colvin Specialized Centers.

- PRT-3D Emphasize flexible multi-use spaces rather than highly specialized spaces in Recreation Centers
- PRT-3E Strive to provide Recreation Centers within a reasonable distance for residents, but avoid duplication with other service providers.
- PRT-3F In addition to indoor facilities, Recreation Centers should be located in a Community or Regional Park that provides the following outdoor facilities:
- Picnic areas
 - Group picnic areas
 - Walking paths
 - Playgrounds

- Aquatics or interactive water features
- Turf areas for outdoor programs
- Small amphitheater area or outdoor performance stage
- Outdoor sports courts and fields
 - potential opportunity for growth.

Rental Facilities

PRT Policy 4: Maintain the existing rental facilities. These serve an important function for the community and are currently rented for climate controlled party and event space.

PRT-4A Consider using existing rental facilities to provide some programs in areas unserved by Recreation Centers. Rental facilities may be used to provide additional space for programs that cannot be accommodated in Recreation Facilities or to provide additional program space in targeted areas, such as very low income or high density neighborhoods.

PRT-4B When existing rental facilities require major renovation (where renovation would cost \$200,000 or more, in 2016 dollars), consider whether the building should be fully renovated or replaced with a new facility or if a combination of other facilities would better meet community needs. For example, in some cases a community building could be replaced by a picnic shelter and a freestanding restroom, possibly in combination with an interactive water feature, and the new resources would fulfill the same function as the existing facility.

PRT Policy 5: Consider developing additional facilities if the proposed building is located in an area unserved by an existing Recreation Center and could be expanded in the future to meet Recreation Center requirements.

Additional Recreation Facility Recommendations: Existing Facilities

AR-PRT-11 Wichita's existing Recreation Centers were built between the late 1960s and the early 1980s. Buildings of this age typically should have had several rounds of major maintenance and upgrades, and will have adapted better or worse to the current programming needs of the communities, depending in part upon the flexibility of the original design. Analysis conducted during the PROS update process indicated serious problems with the buildings, including issues related to HVAC, roofing, flooring and ADA access. Additional issues at all Recreation Centers are a lack of advanced security systems and sightlines, which impede the ability to monitor entrances and activity areas throughout the building. In some cases, the inability to monitor entrances and activity areas at the same time necessitates additional staff, which increases operating costs or results in fewer hours of operation.

Replacement for the existing Recreation Centers is recommended in lieu of renovation. The cost-benefit analysis indicated that renovations would not be an efficient allocation of financial resources. Replacement of the centers would also better reflect current trends in design, that include more space, more natural light, better line of sight and more square footage (50,000 sq. ft.), which can accommodate current program requirements.

AR-PRT-12 In the short-term, implement major renovations at existing Neighborhood Centers that would substantially improve program provision opportunities. For example:

- Provide showers
- Renovate fitness centers
- Provide room dividers to divide gymnasiums into two program areas where possible
- Develop community information spaces
- Provide internet service for staff and the public, including wireless internet service
- Make ADA improvements, that reflect 2010 ADA Standards for accessible design
- Evaluate outdoor space and determine how it could better meet program needs according to guidelines provided in this document

AR-PRT-13 When building new Recreation Centers or undertaking major renovations, provide flexible use spaces that support the program areas identified in Action RS-2. Table 8 outlines an ideal package of indoor facilities to provide at Recreation

AR-PRT-14 Centers and their estimated square footage requirements.

TABLE 8: IDEAL NEIGHBORHOOD CENTER INDOOR FACILITY REQUIREMENTS

ROOM TYPE	ESTIMATED SPACE REQUIREMENTS (SF)
Small Multi-Purpose Room	4,000
Kitchen Facilities	2,000
Classrooms @ 1000 sft/ea.	2,000-10,000
Arts & Crafts Room	2,800
Game Room	2,800
Computer Lab	2,000
Dance/Exercise	4,000 – 10,000
Weight Room	3,000
Gymnasiums	25,000
Locker Rooms	2,000
Social Lounge/Café	3,000
Lobby/Hallways/Information	2,000-3,000
Reception Desk/Office	1,000-1,500
Other Office Space	600-2,000
Restrooms	1,200-2,600
Storage/Supplies	2,000-3,800
Misc./Mechanical Rooms	2,000-3,800
APPROX. SQ FOOTAGE	50,400-101,000
APPROX. # OF USERS	800-2,000

AR-PRT-15 Develop a long range plan (10-15 years+) for complete center-by-center replacement to meet the ideal center model and reflect contemporary design practices.

Additional Recreation Facility Recommendations: New Recreation Facilities

AR-PRT-16 The following steps describe the recommended approach to providing new Recreation Centers, once the service delivery model (described in Chapter 4) is tested and is a success:

- Assess the need for Recreation Centers in areas that are not well served by existing facilities. This assessment should be based on the demand for Recreation Centers in those unserved areas, and should take into account the recreational choices already available and utilized by residents of those areas.
- Areas that do not lie within reasonable distance of another provider, such as the YMCA, should be a higher priority.
- Acquire community or regional parkland of adequate size in central residential areas that lie within Wichita’s 2035 growth boundary to accommodate future Recreation Centers.

- Co-locate future centers with other community facilities, such as libraries, schools, and police or fire facilities when feasible.
- Create community partnerships to develop and operate specific facilities within each Recreation Center when possible (see Chapter 4 for examples).
- When areas that lie within Wichita's 2035 growth boundary reach a significant population density, a Recreation Center should be developed to serve these areas.
- Recreation services facilities should be constructed in areas that have the need, based on the needs assessment, and have indicated

Aquatic Facilities Policy

There are both swimming pools and water playgrounds in Wichita, all of which are seasonal outdoor facilities. As of 2016 there are 10 swimming pools in Wichita, of which are operational. Most are located in conjunction with a community center, whether a Recreation Center, Specialized Center or other facility. During the PROS planning process, the Aquatics Master Plan was also developed and identified changes to existing structures and the nature of aquatics recreation service delivery for the area.

There are other swimming pool providers in Wichita, most significantly the YMCA, Genesis Health Clubs and Wichita Swim Club. In addition, the City of Derby operates the Rock River Rapids, a regional water park. The City of Goddard is in the process of developing a regional aquatics facility with multiple amenities. The PROS planning effort identifies Wichita's niche in aquatics in order to plan for facilities that are not redundant with other providers' facilities.

PRT Policy 6: The City provides a distinct service— outdoor aquatics— throughout Wichita. The City should retain this service niche and continue operations where feasible and supported by attendance and revenues. The City should strive to provide an outdoor swimming pool within a reasonable distance of most residents. This is consistent with public involvement results, where residents indicated a willingness to travel of between 5 and 20 minutes to a swimming pool.

PRT 6-A Additional pools will be needed in the future in order to provide swimming pool service to Wichita's 2035 growth area. The needs of the Wichita residents have been assessed with the Aquatics Master Plan. Those areas outside of the service area of any provider (including the YMCA and other cities) should have a higher priority for new water playgrounds.

PRT 6-B Continue partnership with the Wichita Swim Club and continue efforts to support the Kansas Area Water and Streams.

Additional Aquatic Facilities Recommendations

AR-PRT-17 Make short term improvements and plan for long-term improvements at Wichita swimming pools.

Table 10 identifies the schedule for openings and closings for the existing City pools for the next seven years. All swimming pools, except for College Hill and Harvest, are recommended for a major renovation in the coming years.

TABLE 10: Openings and Closings for Existing City Pools

POOLS	2019	2020	2021	2022	2023
Aley	Open	Open	Renovation	Open	Open
Boston	Closed	Closed	Closed	Closed	Closed
College Hill	Open	Open	Open	Open	Open
Edgemoor	Renovation	Open	Open	Open	Open
Evergreen	Open	Renovation	Open	Open	Open
Harvest	Open	Open	Open	Open	Open

Linwood	Open	Open	Open	Closed	Closed
McAdams	Closed	Closed	Closed	Closed	Closed
Minisa	Open	Open	Closed	Closed	Closed
Orchard	Open	Open	Open	Open	Closed

Other Recreation Resource Recommendations

Through the PROS planning process, the planning team identified recreation resources that should be provided throughout Wichita's park system. Ongoing community input and City analysis will continue to identify specialized or unique features or amenities desired by stakeholders. The vision, goals and prioritization criteria provided in this plan will help guide the inclusion of these emerging ideas.

Attractions

The development of regional attractions to bring visitors to Wichita is important to the continued growth of the park system and the Park and Recreation Department's contribution to the City's economic vitality. Botanica has become a major attraction over the last several years with nationally recognized Downing Children's Garden and Chinese Garden of Friendship.

PRT Policy 7: Provide regional attractions that offer residents and visitors destinations for recreation and leisure activities and serve as an extension of the park system. Area attractions include: Botanica, Crystal Prairie Lake, Pracht Wetlands.

Additional Recreation Resource Recommendations: Neighborhood Recreation Resources

AR-PRT-18 Strive to meet the guidelines for neighborhood resources provided below. Certain resources, beyond the community centers and swimming pools already discussed, should be provided throughout the park system. These meet the everyday needs of residents for recreation and active living. Neighborhood resources are intended to serve the smallest geographic area, typically within walking or nearby driving distance from most homes.

AR-PRT-19 Provide basic park resources within a reasonable distance of all Wichita residents. These are the basic components that every developed park should include: a playground, drinking fountain, an open grass area adequate for the site dimensions and other needed amenities.

AR-PRT-20 Provide a picnic shelter that fits within the dimensions of a park.

AR-PRT-21 Restrooms are an important recreation resource because they allow park users to stay longer at a site. Consider changing the access at some of the enclosed shelters in areas where there are no restrooms, so that the existing enclosed shelter restrooms can be opened to the general public even when the community room is closed.

AR-PRT-22 Provide an un-programmed active resource, such as a tennis court, basketball court, or skate park, within a reasonable distance of all Wichita residents. These resource types are important for the kind of casual play that many youth and adults participate in regularly, and they support active living. The un-programmed nature of these resources means that they are generally available at any time without prior arrangement.

AR-PRT-23 Provide practice sports fields within a reasonable distance of residents. In addition to providing a place for organized sports practice close to home, these sports fields can be used informally to support emerging sports and to provide places where residents can engage in a wide variety of activities from field sports to playing Frisbee. A joint use agreement with the School District could provide additional service as well.

AR-PRT-24 Provide game sports fields within a reasonable distance of residents. For more effective league management, game fields are often grouped and access is more controlled to maintain playability. A 2-mile travel distance target balances convenience with league management needs. Fields not in citywide sports complexes will be scheduled by the City, with preference given to groups that do not have an exclusive

use agreement at a complex. The Needs Assessment identified the needs for sports fields beyond local parks in regional sports complexes.

- AR-PRT-25 Provide a water playground, also called spray grounds, within a reasonable distance of Wichita residents. Currently, interactive water features are mainly available in central Wichita, at Osage, Fairmount, Lincoln, Riverside, Buffalo and Old Town Parks. The highest priority for interactive water features should be those areas that are not served by other aquatic resources reflected in the Aquatics Master Plan
- AR-PRT-26 Provide resources to support nature and outdoor programming and access to natural areas, such as trailheads, viewpoints, interpretive signage and gathering areas. These particular parks provide important educational resources for the community in teaching the public the importance of conservation, sustainability and safeguarding natural systems that are important to our environment.
- AR-PRT-27 Provide a centrally located amphitheater or outdoor performance stage. These resources can be considered for inclusion at non-centrally located park sites, if compatible with the design guidelines.

Additional Recreation Resource Recommendations: Citywide Recreation Resources

- AR-PRT-28 Strive to provide diverse citywide recreation resources. Citywide resources are developed at a size and scale to serve multiple neighborhoods. These resources serve a larger audience and attract people from longer distances, and some citywide resources even function as regional resources that attract users from the broadest geographic or population base.
- AR-PRT-29 Maintain the existing sports complexes, and consider additional sports complexes if tournament demand warrants it in the future. Sports complexes should be lighted and designed to support high use, potentially even a regional draw. Field complexes may be assigned to a primary sports group, which will be responsible for scheduling. Conditions about public use may be placed in the use agreement with the sports group.
- AR-PRT-30 Provide destination skate parks within all quadrants of the City, taking into account the nearby Park City skate park and any future public skate parks built by other agencies. The citywide skate parks should be similar to the existing Wichita skate park in size and scale, but be integrated into parks of other classifications.
- AR-PRT-31 Maintain the existing fishing lakes. If the opportunity arises, incorporate additional fishing lakes into new parks within Wichita's 2035 growth area in partnership with state agencies.
- AR-PRT-32 Maintain the additional specialized recreation resources already existing within the park system, as long as use warrants. Located outside of special use parks, these resources are an important part of the municipal park system and make it unique. These specialized resources include:
- Equestrian trails and facilities;
 - Disc golf course;
 - BMX track;
 - Radio-controlled car facilities;
 - Model airplane facilities; and
 - Amusement rides (pony rides, model train, paddle boats at Watson Park).
- AR-PRT-33 Consider adding new sites if demand for these specialized resources increases.
- AR-PRT-34 Provide an off-leash dog area within a reasonable distance of each Wichita resident. Off-leash areas should be incorporated into parks, and a total of 10 would serve the entire Wichita 2035 growth area if appropriately spaced.
- AR-PRT-35 Consider adding additional mountain bike courses or trails into several parks, where this use is compatible.
- AR-PRT-36 When requests for specialized recreation resources are made, these requests should be evaluated by the Board of Park Commissioners and City staff to determine if there is enough interest to support a new resource type. New specialized resources should generally be incorporated into community, regional or special use parks. Community access should be balanced with interest group needs, and the responsibilities of the

City and the interest group should be spelled out in a formalized agreement with an expiration date.

Trails

The development of trails and pathways continues to be a vital factor in the future growth of Wichita's recreational opportunities and park system. Trails are one of the highest priorities for residents, specifically as means for increasing travel connections and accessing natural areas.

PRT Policy 8: Provide a trails and pathways network that offers users an off-street alternative mode of transportation and recreation, and serves as an extension of the park system while enhancing recreational experiences. Additional recommendations for trails are provided below, and incorporate the priorities identified by Wichita residents through the public involvement process. The following recommendations also highlight alignments identified in existing plans completed by the Wichita Park and Recreation Department and also in the Wichita Bicycle Master Plan. The recommended trails and pathways drawn from these plans are mostly multi-use trails, which accommodate bicyclists and pedestrians, with a few on-street connections when needed to complete a pathway alignment. The Park System of the Future Map (Map 2) depicts the future trail and pathway system.

Additional Trails Recommendations

Wichita's Priorities

AR-PRT-37 Provide trail improvements that support citizen priorities, including the following:

- **High Use and Demand Activities:** The majority of residents use pathways and trails. Many of the most popular recreation activities in Wichita can take place on trails, including bicycling, walking for pleasure, nature walks and dog walking.
- **Connections:** Residents noted that it is difficult to cycle or walk to most of Wichita's parks, which is addressed in the Bicycle and Pedestrian Master Plans. Existing trails are highly valued, but residents find them less useful for transportation.
- **Signage:** Residents commented that they do not know where trails are or how to get from one trail segment to another. Trail users need signs to direct them to the on-street and sidewalk connections to nearby trails. In addition to these way finding signs, there is a need for interpretative and mileage/route signs.
- **Extended Trail Routes:** Community members want longer trail routes, and identified several existing corridors that could provide major long distance trail routes. Trail access to the Big Ditch (Wichita-Valley Center Floodway) and along former rail corridors were mentioned frequently as desirable locations for trail routes.
- **Natural Experience:** Residents want more natural trails to complement the urban, multi-use transportation trails and on-street routes. Natural trails, such as those in Chisholm Creek Park, are a highly valued facility. Access to the Arkansas River on trails is also important, according to public input responses.

AR-PRT-38 Provide links across barriers. As noted by the public, critical components needed for the trail system are links across barriers such as freeways, busy streets, or watercourses. Because bridges and over/under crossings are expensive structures, these links should only be provided where there is a high demand and when funding becomes available.

AR-PRT-39 Future trails should be designed and existing trails should be enhanced to include the following recreation resources.

- trailheads with:
 - parking
 - restrooms
 - bicycle parking
 - pet waste stations
 - drinking fountains
 - trash containers
- picnic facilities

- orientation and way finding signage including information about the trail (distance, points of interest, nearby parks),
- safety elements
- lighting at critical points
- traffic calming devices
- pedestrian/bicyclist controls where trails intersect with busy streets.
- ADA accessibility

Regional Trail System

AR-PRT-40 Support WAMPO Regional Pathway System Plan off-street multi-purpose trails.

The WAMPO Regional Pathway System Plan (WRPSP) incorporates the existing and planned trail systems of all of the jurisdictions within the metropolitan planning area boundaries with the goal of creating a cohesive regional system. From the more than 400 miles of proposed off-street trail projects, the plan identifies 24 primary corridors that provide a reasonable, integrated first step toward a comprehensive system that will serve a wide variety of users. Of these 24 corridors, 19 projects were identified as alignments that would fill key gaps in the existing system. The WRPSP recommendations primarily address transportation demand and need, but acknowledge that trails also serve more casual recreation needs.

The WRPSP identifies a number of corridors within the 2035 growth area that are priority projects for the region. The top priority trail segments identified in the WRPSP as the missing off-street multi-purpose trails have been selected as the priority pathway alignments for the PROS Plan. The priority connections are described below. For cross-reference purposes, the “missing link” identification numbers noted in the WRPSP are used in these descriptions:

- Links 1-5 to complete the 45-mile off-street trail loop around the east side of Wichita.
- Link 6, an extension of the Prairie Sunset Trail from the existing portion in Goddard to Pawnee Prairie Park.
- Links 9 and 16 completing portions of the Redbud Trail following the 17th Street/BNSF rail line.

A number of additional community-to-community links were noted in the WRPSP. The City should continue to look for opportunities to create links in the pathway system that can provide connections to other communities within Wichita’s 2035 growth area and the region. The City should prioritize the development of links identified in the WRPSP and within the Bicycle and Pedestrian Master Plans.

City Pathway Connections

AR-PRT-41 Support the July 18, 2011 Wichita Pathway priorities identified by the Board of Park Commissioners.

Previously the Wichita Park and Recreation Department in coordination with Wichita-Sedgwick County Metropolitan Area Planning Department reviewed the Bicycle Master and Pedestrian Master Plans to identify proposed pathways addressed in both of the plan documents. The effort resulted in the identification of similar pathway segments.

There are currently five priority projects for pathway connections. The City also has a partnership with the Prairie Travelers for development and maintenance of a trail segment from Garden Plain into Wichita ending at Hoover Rd.

1. Delano Neighborhood Pathway;
2. K-96 Pathway to Harry Street Pathway Connection;
3. Arkansas to Haysville Pathway Connection;
4. South Central Neighborhood Pathway;
5. Redbud Trail Segment – existing trail to K-96;
6. Redbud Trail Segment – K-96 to county line; and
7. Prairie Sunset Trail Connection through Goddard

Priority 1. Delano Neighborhood Pathway. The 0.6 mile pathway extends east and west through the former railroad corridor located just half a block north of the Delano Business District along Douglas Street.

- **Priority 2.** K-96 Pathway to Harry Street Pathway Connection. The 3.0 mile section of pathway starts at the current south terminus of the K-96 Bike Path and travels south along 127th to Harry Street, where it tracks west to connect to the existing off-street multi-use pathway on the south side of Harry Street.
- **Priority 3.** Arkansas to Haysville Pathway Connection. The proposed 5.5 mile corridor connects the City of Wichita and City of Haysville pathways systems.
- **Priority 4.** South Central Neighborhood Pathway. The 2.78 mile pathway would occupy the east bank of the Arkansas River and connect the Arkansas River Corridor to multiple existing pathways. Delano Neighborhood Pathway. The 0.6 mile pathway extends east and west through the former railroad corridor located just half a block north of the Delano Business District along Douglas Street.
- **Priority 5.** Redbud Trail Segment. - Existing trail to K-96. This 3.0 mile pathway would follow the former Burlington Northern Santa Fe Railway (BNSF) 17th Street railroad corridor and connect the segment from Woodlawn to K-96.
- **Priority 6.** Redbud Trail Segment - K-96 to county line. This 1.5 mile pathway alignment would follow the former Burlington Northern Santa Fe Railway (BNSF) 17th Street railroad corridor and connect the segment from K-96 to the Butler County line.
- **Priority 7.** Prairie Sunset Trail Connection to Goddard. This 7.5 mile pathway along an abandoned rail-banked corridor would connect the exiting trail improvements just east of Goddard at 167th Street W. with the trail terminus at the Arkansas River.

This Plan supports the seven pathway priorities selected by the Wichita Board of Park Commissioners. Completion of these projects will enhance the recreational experiences and transportation connections for Wichita residents and reinforce the connections the pathways have to existing park network.

Park Pathway Connections

- Locate primary access points to the existing and proposed trail network at Wichita's existing park sites. The City should assure that their existing and future regional and community parks link to or provide information on accessing the citywide pathway system.
- Several parks not connected to the existing trail network are large enough to contain trail systems internal to the park. These parks serve the need for exercise and leisure trails, but do not provide the transportation links to the City and regional trail system. As the citywide trail and pathway system develops, opportunities for creating pathway connections to these parks should be explored.
- Local access to trailheads in parks is lacking in the east, south and north edges of Wichita. As trail improvements are implemented, trailheads should be designed to include vehicle parking and bicycle racks, restrooms, drinking fountains, trash receptacles, pet waste stations and picnic facilities.
- Where existing trails intersect with neighborhood street systems, traffic calming devices, signage and pedestrian/bicycle controls should be incorporated at high traffic crossings—with lighting at critical points. Lower traffic crossing should have crossing signage and traffic calming devices.
- Wichita's trails need a clear wayfinding system. The City is currently developing a wayfinding system through the Planning Department. The system should include signage with information regarding trails (distance, points of interest, nearby parks), signage that safely direct users to the trail system and informs others of its presence. In addition, all of Wichita's regional and community parks should have information pertaining to the available trail system and how to access it.

- Outside of the city limits but within the 2035 growth area, there are currently few parks. Where regional trails are planned and no parks are anticipated, the City should consider developing full service trailheads in order to increase access to the existing and future trail system.

Water Trails/Blue Ways

Continue to support the water access recommendations of the Arkansas River Corridor Access Plan. Provide a network of non-motorized boat launches to develop a water trail. A water trail is a route along a river or across other bodies of water, such as a lake for people using small non-motorized watercraft (e.g., kayaks, canoes, rowboats). Water trails are most often identified by the land facilities that support water travel. These include launch and landing sites. Rest areas and other points of interest can also be incorporated.

To some degree, the development of non-motorized boat launches is opportunity-based. Some shoreline areas are more conducive to launches than others. Sensitive habitat areas may preclude launch sites, and may need to be identified as prohibited landing points. Wichita currently has five non-motorized watercraft launches within the City Limits. There is a lot of opportunity to use the river as a water trail/blue way, and the City has parks already located along the river that could potentially support launches. Water trails are appropriate for any of the major waterways in the Wichita area. The waterways appropriate for water trails/blue ways are illustrated on Map 2.

To support the use of the Arkansas River as a water trail, additional watercraft launches are needed. The general guideline for non-motorized launches is to provide these facilities every three to five miles along the waterway, a comfortable distance for paddling or rowing. Additional watercraft launches are needed along the river to achieve the five-mile spacing.

In addition, trip lengths of varied distances should be identified, along with put-in and take-out points, as well as any portage areas where boats must be carried for safe passage around areas where water passage is not possible. A variety of launch site amenities should be provided, including parking and unloading areas. Other potential amenities include boat racks, equipment storage, canoe/kayak rental or other concessions, viewpoints, and restrooms. Where possible, launches should be considered within parks or near other supporting recreation resources, such as playgrounds and picnic areas.

6. Vision for Park and Facility Maintenance

This chapter addresses the maintenance needs of park land and recreation resources. Maintenance plays an important role in the experience of the park system and the benefits it provides. For example, if a particular resource remains broken due to inadequate repair or replacement, that resource actually becomes a negative in the public’s perception of the system. Further, research has shown that a well-maintained park enhances the economic value of a nearby home, but that a neglected park can become a drain on that same property’s value.

Wichita’s park system is extensive and there is a large maintenance backlog. Initiatives such as the playground replacement program undertaken recently have helped to reduce that somewhat, but the amount of deferred maintenance due to aging structures and resources is still significant. This chapter identifies policies, actions, and recommendations to ensure adequate maintenance to protect the City’s existing resources as well as the expanded park resources that are anticipated in the future. Maintenance Actions that will help the City achieve the PROS Plan vision are numbered below.

Recommendations for closing the funding gap for operations, including maintenance and recreation programs, are provided. These recommendations include:

- Increasing revenues; and

- Manage costs

Maintenance Service Levels

The Park and Recreation Department has adapted to constraints on the operating budget for park services by assigning maintenance frequency for individual park sites. The existing breakdown of maintenance levels is based primarily on the frequency of mowing and the presence of certain facilities, such as restrooms, that require more regular maintenance. Grounds maintenance is generally broken down into four levels, described below.

TABLE 11: CURRENT MAINTENANCE LEVELS

CURRENT MAINTENANCE LEVELS	% OF SYSTEM
Mode 1 (1-14 day)	24.1%
Mode 2 (15-28 day)	23.0%
Mode 3 (>28 day)	42.4%
Mode 4 (2-3/year)	10.5%

This system acknowledges that some portions of the park system require more attention than others. For example, Mode 1 sites represent the highest used sites in the city, though they are only a small percentage of the system. Many of the Mode 4 sites are natural areas, which enjoy significant use and which require less maintenance. However, most of the local sites represent the majority of the system and, according to the levels, are being visited by maintenance crews approximately once a month or less.

Service Level Policy

The following is the recommended PROS Plan policy for maintenance level of service in Wichita:

Wichita will adequately fund park and facility maintenance to balance neighborhood needs with those of higher profile citywide signature facilities.

This overall policy is reflected in the Park Maintenance and Forestry Division Goal:

To preserve and maintain the City's parks and recreational facilities in an efficient and cost effective manner, providing safe and clean facilities for the pleasure and use of current and future generations of Wichita residents

A number of actions will be required to transition from the current system to maintenance services to the preferred system. These include:

- Condition assessments of existing park sites,
- Instituting a tiered maintenance system for developed parks; and
- Establishing a basic maintenance standard for natural areas and all parks.

Institute a Tiered, Developed Park Maintenance System

To balance citywide and neighborhood needs, the tiered maintenance system would build on the existing concept of the maintenance rotation levels described above, shifting the emphasis from mowing frequencies to a performance-based and service level standards.

The first tier of service includes all basic maintenance activities that should be performed at every park on a regular schedule. Parks served at this tier should be optimized for efficient maintenance and would not include high maintenance surfaces or plantings. Generally, all parks in the following categories should be included in this first service tier:

- Pocket Parks
- Neighborhood Parks
- Community Park

- Urban Plazas

Bringing all of the local service parks up to the same standards will reinforce the importance of these in relation to regional serving facilities.

The second service tier would be reserved for the highest traffic athletic fields, regional and special use parks that require elevated standards of maintenance, in line with the larger range of facilities and heavier use. Approximately 24% of existing parks fit in this category.

In addition to the two maintenance tiers outlined above, supplemental maintenance should be provided to game-quality sports fields, regardless of whether they are in a tier 1 or tier 2 park. These fields will require additional upkeep, such as over seeding and aeration. They will also need additional maintenance dollars attached to these tasks on a per field basis.

In summary, the following actions are needed to institute the tiered maintenance schedule for developed parks:

- M-1 Adopt a two-tiered maintenance system for developed parks.
- M-2 Adopt a per acre maintenance allocation for each tier based on community expectations of the park system as a whole and the financial resources available. FTEs per acre, hours per acre, expense per acre.
- M-3 Provide supplemental maintenance for game-quality sports fields.

Establish a Basic Maintenance Standard for Natural Areas

Natural areas, and particularly habitat areas, require a different type of maintenance attention. These sites, at minimum, may need infrequent mowing to reduce fire danger and review for hazards along trails. The level of maintenance may need to be augmented to accommodate specific habitat needs in Wichita Wild sites. Actions related to natural area maintenance include:

- M-4 Adopt a basic maintenance standard for natural areas.
- M-5 Adopt a per acre maintenance allocation for natural areas.
- M-6 Provide supplemental maintenance for specific habitat needs.
- M-7 Prescribed controlled burns

Operating Efficiency

In addition to establishing an adequate level of service, Wichita can enhance its maintenance funding by increasing its operating efficiency. The PROS Plan provides four recommendations for increasing efficiency:

- M-8 Emphasize capital projects that reduce current operating costs;
- M-9 Reinvest in staff and equipment;
- M-10 Increase work tracking.
- M-11 Training

Because of their importance, these recommendations are described in more detail below.

Emphasize Capital Projects That Reduce Current Operating Costs

Operations funding is, and will likely continue to be, stretched. Capital projects that can reduce operating costs should be high priority. An example of this is the centralized, computerized climate control systems put in place by Building Services—which allow heat and cooling to be turned on at remote sites from a centralized location—reducing staff “windshield time.” Install low-flow flush systems to reduce water usage. Other possibilities are projects that reduce or eliminate turf maintenance, including mowing strips and alternative surfaces where grass is not adding to the essential functions of the park. (Xeriscape Landscaping)

Reinvest in Staff and Equipment

Many of Wichita’s existing maintenance staff have been working for the Department for 10, 20, or 30 years or more. Over the years, these individuals have been trained in the many tasks and special

skills needed to maintain Wichita's parks and recreation resources. With many of these members of the workforce approaching retirement age, replacement of staff positions and skills will be an important issue for the park system in the coming years. New staff will require experience and additional training before they will be able to achieve the performance standards set by the experienced workforce.

In addition to training and certification in specific maintenance areas, existing maintenance crews have accumulated knowledge about the existing equipment, such as mowers. In 2008 the Department switched to contracted mowing services. Additional investments in equipment may be necessary to meet the maintenance service goals of this plan. Whether in-house or contract more resources will be required.

Increase Work Tracking

Tracking of the variety, quantity and quality of maintenance tasks performed should be a regular activity of supervisors in the field. Of particular importance are the hours spent at different types of sites that are being maintained. At minimum, time should be tracked for developed park sites, natural areas, and beautification areas. Since the golf courses run as enterprises, their maintenance costs are already separately tracked.

Right-of-way and median sites cared for by the parks maintenance crews have proliferated in recent years following major investment in beautification of arterials. Despite the addition of these high profile sites, the maintenance budget has remained basically constant. Careful tracking of the actual amount of staff time and other resources going to any one type of site will be critical to calibrating up and maintaining the tiered maintenance system and ensuring that each type of park site is getting the intended amount of attention and investment.

Training

Modernizing the types of training for park staff will be essential in order for the Department to keep abreast of current technological trends and provide efficiencies that will improve the quality of service. Other training opportunities will include writing skills, communication skills, customer service skills and computer skills

Chapter 7, "Vision for Management Services" also addresses the need for data collection that assists in management decisions.

Protecting Community Investments

Additional recommendations to improve operating efficiency include increasing preventative maintenance and resource replacement planning:

- AR-M-1 Make preventative maintenance a higher priority to preserve City assets and ensure efficient operation. Ongoing investment in preventative maintenance can reduce the need for expensive emergency repairs to major building systems, as well as the loss of recreation resources that cannot reach their expected lifespan.
- AR-M-2 Continue the ongoing program to replace parks and recreation resources and grounds maintenance equipment as it reaches the end of its useful life. The required resources should be included in the capital requests for the department, and should be regularly budgeted. For example, the playground replacement and site furnishing replacement programs recommended in Chapter 5 would be support this initiative.

Maintenance Cost Implications

Adjusting the maintenance standards for the park system as described above will require additional funding for operations. Public involvement results indicated support from the public for allocating more funding to park maintenance. Securing the appropriate amount of maintenance funding is important to the users of the park system, and it is critical for the long term health of the City's assets and investments in the park system. This section provides recommendations for cost per acre for developed parks using the tiered maintenance system. It also provides recommendations for building maintenance on a square foot basis.

Park Maintenance

The typical measure of maintenance cost is the calculation of maintenance dollars spent per acre of park land. The baseline cost for Wichita is based on the 2015 actual expenditure data from financial records and work order system (Lucity) and includes all of the costs applied to maintenance activities on park land, including maintenance administration, staff and contract personnel services, and supplies. The calculation of existing expenditures does not include the capital costs, the departmental administration, or the portion of maintenance applied to right-of-way or median strips. The park acreage includes all developed parks, excluding natural areas and greenways due to their generally light maintenance needs.

- Existing park maintenance per developed acre: \$1,854

This system-wide average cost per acre captures a wide range of maintenance reality, from the highly decorative and trafficked Riverside Parks to the least frequently visited neighborhood site. Applying the current resources (2015 actual expenditures vs. 2014 ICMA Performance Measures) to the tiered system proposed above allows for a breakdown for each maintenance tier as follows:

- Tier One Existing Resources: \$2,113 per acre
- Tier Two Existing Resources: \$2,332 per acre

While this distribution of resources would meet the goals of the two-tiered system, technical analysis and public input during the initial planning process support the conclusion that Wichita is currently underfunding its park system, to the detriment of the assets within it.

These targets provide a starting point for adjustment based on local experience and available resources. The target should also be reevaluated as additional data becomes available. Applying the Tier One and Two targets to the park system, with athletic fields, regional and special use parks in tier two, would require a substantial increase of the parks maintenance budget.

Facility Maintenance

Maintenance of buildings in the park system, from restrooms to community centers, is the responsibility of Building Services, a division of Public Works. This arrangement between departments works well and avoids duplication of specialized maintenance personnel such as electricians and plumbers.

Budgeting and cost control regarding emergencies, repairs, and replacements is more difficult because these activities are often done on a time-and materials basis and without a clear understanding of requirements, facility repairs can end up costing more than total replacement. The Department of Public Works and Utilities has recently begun the process of changing how it evaluates and grades existing structures to give a more accurate picture of the status of all City owned facilities. This move to a more data driven determination that will evaluate the cost or repairs, upgrades and energy costs versus the cost of replacement will assist the Park and Recreation Department in prioritizing ongoing maintenance and setting criteria for eventual replacement of existing facilities.

Filling The Operating Funding Gap

The City of Wichita covers about 95% of its Park and Recreation Department operations and maintenance costs using General Fund revenues, not including the Golf Enterprise Fund. Based on the estimates and targets above, Wichita is currently underfunding its park and building maintenance by approximately \$2.2 million dollars per year. This is magnified by any deferred maintenance which makes the system less efficient to maintain as staff move between short-term,

emergency fixes. The planned growth of the City and expansion of park system infrastructure will result in an even larger system to maintain in the future. Funding also is needed to operate recreation programs, which are not fully self-supporting.

The City will need to increase revenues and/or reduce per unit costs in order to pay for a higher level of maintenance and for the operations and maintenance of expanded facilities and programs. This section identifies recommendations for accomplishing these goals. Revenue may be augmented by increasing General Fund revenues directed to the Department and increasing fees collected from program users. (Entrance fees, usage fees) The Department may reduce costs by decreasing expenditures per unit (per acre of park maintained, per recreation program user, etc.), by upgrading facilities, or by identifying other specific savings areas.

Increase Revenue

One recommendation for covering the cost of expenditures to operate Wichita's parks and recreation facilities and programs is to increase annual revenues. The four primary options include General Fund expenditures, user fees, program utilization, and revenue collection opportunities as described below. List others as relevant to our needs.

Increase General Fund Expenditures

Table 12 illustrates two budget-benchmarks by which funding may be increased: funding for parks based on a per-capita basis or park funding as a percentage of total General Fund expenditures. As shown, the Department could be funded between \$20 million and \$23 million annually by 2035 if per capita funding is increased from the 2015 level of \$39 to between \$50 and \$53 by 2035. Per capita funding was \$51 in 2010.

Another way of analyzing this funding source is by evaluating the percent of total General Fund expenditures which support the Department. This proportion may be increased from 6.98% of total General Fund expenditures to between 10 and 12%, increasing funding to between \$21 million and \$26 million annually. In 2010, Departmental expenditures represented 9.71% of the General Fund total.

TABLE 12: GENERAL FUND: SCENARIOS FOR EXPENDITURES ON PARKS

ITEM	2009	2010	2011	2012	2013	2014	2015
City Population	366,046	382,368	382,368	384,445	385,577	386,552	388,413
Total General Fund Expenditures	\$198,595,309	\$201,277,252	\$208,626,198	\$206,494,173	\$205,866,360	\$210,866,405	\$217,935,370
Park and Recreation General Fund Expenditure	\$14,302,420	\$19,546,166	\$19,070,432	\$13,014,031	\$12,524,510	\$12,979,270	\$15,207,334
Per Capita Expenditures on Parks	\$39.07	\$51.12	\$49.87	\$33.85	\$32.48	\$33.58	\$39.15
Park Funding in Portion to General Fund							

General Fund Exp per capita	\$542.54	\$526.40	\$545.62	\$537.12	\$533.92	\$545.51	\$561.09
Park and Rec. Share of Total General Fund Expend	7.20%	9.71%	9.14%	6.30%	6.08%	6.16%	6.98%

Increase User Fees

Fees are collected by the Department via user fees, rentals, class registrations, and other methods. They may be augmented as a revenue source by increasing rates, the utilization of paid programming, and options for generating revenue. In order to increase revenue to support additional programming, the Department may consider raising fees for existing programs. The Department collected \$2.3 million (15%) of the Department's total budget from fees (see Table 13 below). Recreation Programming is the most viable area to explore increased revenue from user fees as that division received 57% of its budget revenue from fees.

TABLE 13: PARK EXPENDITURES FUNDING SOURCES

PARKS AND RECREATION DIVISIONS	2015 REVISED BUDGET REVENUES*			
	GENERAL FUND	FEEES	TOTAL	% OF FUNDING FROM FEEES
Administration	\$537,131	\$19,000	\$556,131	3%
**Forestry	\$4,616,403	\$0	\$4,616,403	0%
Park Management	\$6,378,623	\$31,619	\$6,410,242	0%
Recreation Programming	\$1,747,001	\$2,310,681	\$4,057,682	57%
Golf	\$0	\$5,732,540	\$5,732,540	100%
Total	\$13,279,158	\$8,093,840	\$21,372,998	38%
Total, Excluding Golf	\$13,279,158	\$2,361,300	\$15,640,458	15%

*From Wichita 2016/2017 Adopted budget.

** Westar Franchise Fees instead of General Funds.

Increased revenues may be generated by increasing the proportion of expenditures on Recreation Programming which are recovered. Detailed information is available on recreation centers, a subset of the Recreation Programming division, and is displayed on Table 14. Wichita's nine recreation centers collected about \$423,703 in revenues in 2015, recovering 37% of the \$1.1 million in expenditures. The Department may consider raising individual rates for particular programs or services, targeting those which are highly used or oversubscribed. This could mitigate against

losses in utilization caused by a fee increase. Achieving a cost recovery rate of between 35 and 45% would result in a decrease of costs to support recreation centers from \$734,433 (at 35% cost recovery) or \$621,443 (at 45% cost recovery).

TABLE 14: RECREATION CENTERS - COST RECOVERY RATE FOR 2015

RECREATION CENTER	REVENUES	EXPENDITURES	DIFFERENCE	% OF COSTS RECOVERED
Boston	\$53,172	\$106,079	(\$52,908)	50%
Colvin	\$17,345	\$108,873	(\$91,528)	16%
Edgemoor	\$70,400	\$193,365	(\$122,965)	36%
Evergreen	\$29,047	\$197,582	(\$168,535)	15%
Linwood	\$82,822	\$168,915	(\$86,093)	49%
McAdams	\$26,700	\$51,843	(\$25,143)	52%
Orchard	\$91,221	\$194,475	(\$103,254)	47%
Osage	\$29,348	\$17,818	\$11,531	165%
Woodward	\$23,648	\$90,946	(\$67,298)	26%
Total	\$423,703	\$1,129,896	(\$706,193)	37%
Estimated Difference with 35% Cost Recovery			(\$734,433)	
Estimated Difference with 45% Cost Recovery			(\$621,443)	

In addition to increasing fees, the Department may consider expanding the range of services, programs, or facilities for which fees are collected. When more programming is offered, the costs are shared across more participants and cost recovery is improved.

Increase Program Utilization

Raising the utilization rate—the number of recreation program participants compared with the capacity in the program—is another avenue toward increasing revenue. Particularly, this effort may

focus on increasing utilization of programs for which charges now exist. Attendance at recreation centers in 2014 is estimated at about 580,937. Annual class attendees were at 311,000, with an average daily of 2,333 per center for the 249 operating days the centers were open. Table 15 compares the number of participants and the total number of visitors for each center as an indication of the level of revenue generating programs at each center. It is important to note that these figures do not reflect drop-in users, meeting, cooperative and senior programs.

TABLE 15: RECREATION CENTERS – PERCENT OF REVENUE GENERATING VISITORS (2015 ATTENDANCE¹)

RECREATION CENTER	CLASSES, CAMPS, LEAGUES	TOTAL	REVENUE PERCENTAGE PER PARTICIPANT
Boston	3,212	24,037	13%
Colvin	7,320	28,792	25%
Edgemoor	14,685	54,469	27%
Evergreen	8,292	53,561	15%
Linwood	9,930	47,503	21%
McAdams	3,388	65,378	5%
Woodward	4,454	64,355	7%
Orchard	14,221	60,516	23%

¹ It is important to note that this number only includes recreation users who have registered for a particular program. The number of drop-in users is not included here. (Drop in users represents free classes that are essential to the community i.e. before/after school programming)

Increase Revenue Collection Opportunities

Another alternative for increasing revenues is adding new programs or facility elements with opportunities for generating revenue. These new programs would also increase costs but, to the extent that revenues exceed these new costs, new recreation programs or facility-elements, such as climbing walls and zip lines, may increase the Department’s overall cost recovery rate.

Reduced Costs Per Unit

Recommendations for decreasing costs per unit include replacing facilities with high maintenance costs and examining elements of the Department’s budget which may be decreased without eroding the Department’s delivery of services.

Invest in Facilities with Lower Cost Maintenance

Depending on the availability of capital funds, replacing or upgrading facilities with relatively high maintenance costs with new facilities that are similar in function but require less maintenance should be examined. Examples include artificial turf, low-maintenance landscaping, xeriscape landscaping.

Examine Efficiencies in Variable Budget Items

The Department may also look within its existing budget to seek areas for cost savings. Aside from personnel costs, the largest expenditure category for the Department is “Contractuals.” Savings identified here would represent a relatively small level of savings to the Department, but may be achieved without decreasing the level of service provided by the Department.

The Department will evaluate priorities with condition assessments to match with budget presented by the Finance Department. Expenditures for facilities and programs which advance City goals are compared with available revenues to support the expenditures.

7. Vision for Management Services

This chapter includes actions and recommendations for improving the delivery of park, recreation, and open space services through initiatives in the following categories:

- Organizational Structure;
- Communications and Outreach;
- Volunteerism;
- Partnerships; and
- Funding and Finance.

Management Services Actions that will help the City achieve the PROS Plan vision are numbered (MS-1, MS-2, etc.) below. Additional recommendations in each category are presented when appropriate. Actions and recommendations are not in priority order and should be implemented in a way that best moves Wichita forward in meeting the vision, goals and strategic directions of this Plan.

Organizational Structure

Currently, the Department is divided into several operating groups including Administration, Forestry and Maintenance, Recreation, Golf Courses and a number of groups responsible for particular facilities, including Botanica, Lawrence Dumont Stadium and the Wichita Ice Center.

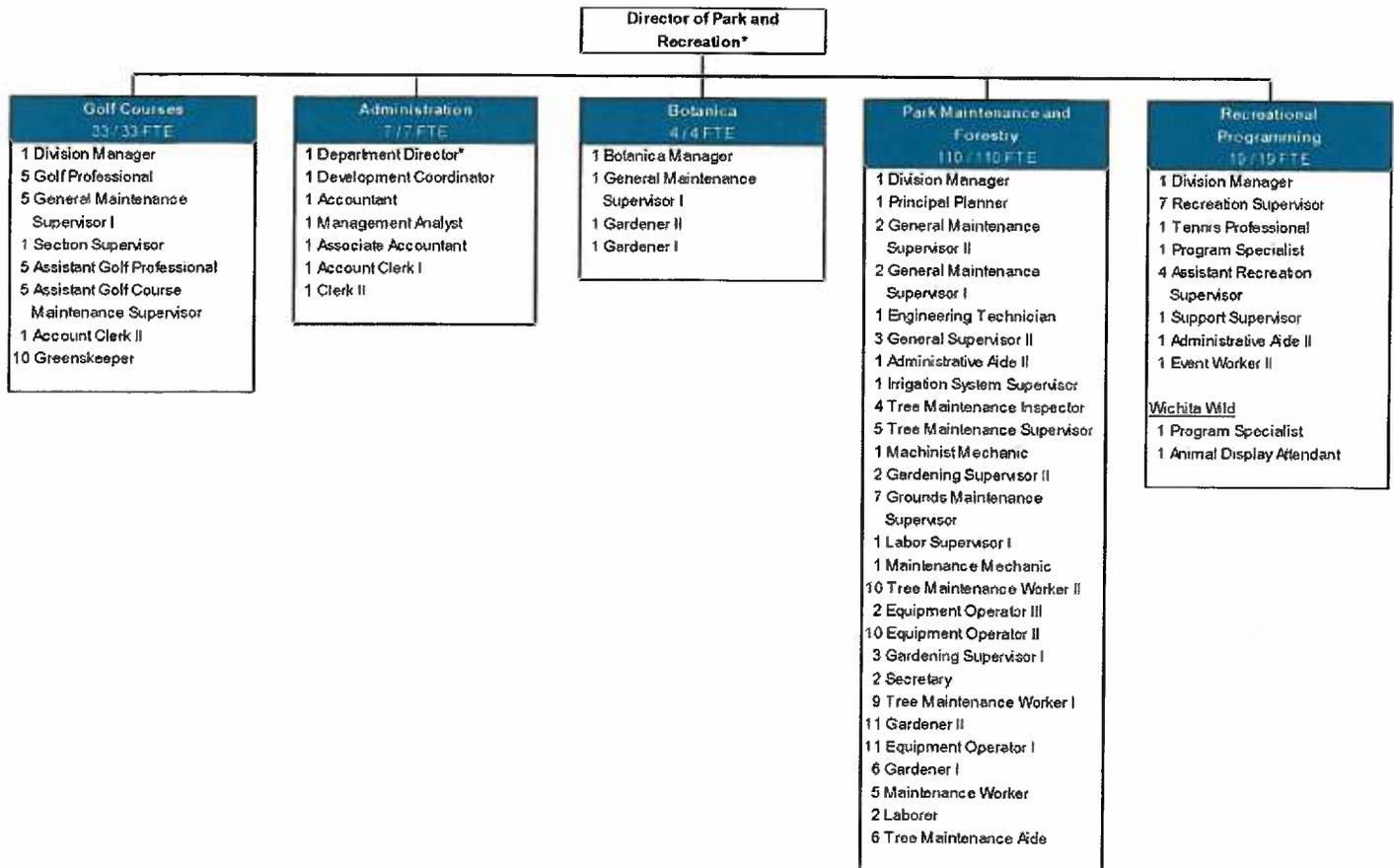
The current organizational structure was reviewed in 2015 and is indicated in Figure 1.

Staff Development

Continue to develop a work environment that promotes trust, respect, open communication and teamwork among all levels of staff. Increase staff cross-training and provide staff career development opportunities within the Department. Provide opportunities for training and skills building to ensure an effective and professional staff equipped with current best practices in the parks and recreation field.

MS-1 Foster staff development and training to build a stronger organization and promote innovation and customer service.

FIGURE 1: PARKS AND RECREATION ORGANIZATION



PROS Plan Implementation

Develop an annual work plan and annual report to track implementation progress. The work plan should focus on PROS Plan implementation actions, and the report should identify progress using the performance measures identified within this Plan. Using multiple planning documents such as the Golf Business Plan, Budget Plan & Enhancements, Recreation Strategic Plan, and Aquatics Master Plan staff creates a future development plan to better determine priorities and service delivery.

MS-2 Develop an annual work plan and an annual report to measure PROS Plan implementation progress.

Customer Service

Parks and recreation is an area of government services that provides the community with a positive experience. Most residents use parks, and many residents use other recreation services. The Park and Recreation Department should continue to emphasize customer service and regularly evaluate its internal practices, hours of operations, surveys, and interactive communication tools to ensure that it is responsive.

MS-3 Continue to emphasize customer service and promote great public relations for Wichita to create raving fans.

Communications and Outreach

During the preparation of the PROS Plan, public involvement results indicated that there continues to be a lack of awareness among Wichita residents about the parks, facilities and services offered by the Park and Recreation Department. The Department does focus on communications and outreach to increase awareness and encourage participation and use. Increase awareness and exposure not only for the Department, but the community as a whole which results in participation and use.

MS-4 Implement the communication and marketing plan to continue to increase public awareness and use of parks, recreation resources, programs and services.

While the Department markets its services through typical means (website, program guides, etc.), there is no consistent brand or a plan to guide communications. The communication and marketing plan should consider the following recommendations:

- AR-MS-1** Expand the brand for Wichita Park & Recreation based on the vision and mission of the PROS Plan.
- AR-MS-2** Continue to utilize positioning statements that reinforce the brand and use them in communications.
- AR-MS-3** Maintain the department identity that spells out how the Department should be named in communications and clarifies how the City of Wichita logo is used.
- AR-MS-4** Recognize in the communication plan that different methods of communication are suitable for different audiences.
- AR-MS-5** Continue to use online announcements to communicate parks, facilities and recreation service news and updates.
- AR-MS-6** Continue to strengthen relationships with all local media, including regular issuance of press releases.
- AR-MS-7** In addition to broad-based public outreach, identify strategies to market through existing community meeting places, such as churches, clubs and local organizations, and at existing events and activities. Expand upon cross-marketing efforts for higher level exposure throughout the community.

Community Involvement

The Park and Recreation Department should continue to expand community involvement in park and recreation planning and design. It should establish procedures for public notification regarding future park and facility development and master planning to ensure input from neighbors is considered. Participation from underrepresented segments of the community should be actively recruited.

MS-5 Continue to involve residents, the business community, local organizations, District Advisory Boards, and stakeholders in planning, park design and development.

Additional Recommendations

Additional recommendations for communications and outreach include:

- AR-MS-8** Continue to maintain the communication channels developed through the PROS Plan process. The communication channels developed through the planning process should be maintained through strategies such as inviting PROS participants to weigh in on new projects or sending quarterly online announcements to contacts.
- AR-MS-9** Continue to integrate new methods of outreach to stay on the forefront of communication technologies. New methods of outreach, particularly electronic communications, are needed to stay current, maximize impact of outreach, and communicate with professionals, young adults and youth.
 - Improve the Department website.
 - Reference the website in all communications.

- Continue on-line registration, and explore on-line reservation of parks and facilities.
- Use electronic communication in new ways, such as targeted communication based on web data.

AR-MS-10 Stay current through professional associations and publications to identify successful new outreach methods.

Volunteerism

Volunteerism offers benefits to individuals such as personal growth, building social relationships and meeting school or work requirements. Volunteers also leverage public resources, stretching tax dollars and supplementing available resources. Cities that establish even small volunteer programs can find that the hours volunteered are equivalent to multiple full-time staff. The Park and Recreation Department should develop a formal volunteer program. This program should include formalized procedures, codes of conduct, training protocols and policies on volunteer recognition. It should identify specific volunteer opportunities, offering different levels of commitment (one-time opportunities, on-going opportunities, park or resource adoption) and catering to different areas of interest (e.g., trails maintenance, tree planting, coaching opportunities). Adding formalized Adopt a Park and Adopt a Trail programs as part of the volunteer program should be considered.

MS-6 Develop a Department-wide volunteer program. Program will incorporate developing volunteer opportunities, recruitment, training and tracking of hours.

Additional Recommendations

Additional recommendations to expand volunteerism include:

- AR-MS-11 Market volunteerism as a recreation program. A formal volunteer program will provide ways for residents to use their volunteer time to better the park and recreation system, while expanding on the Department's capacity and enhancing available funding for parks and recreation.
- AR-MS-12 Devote staff time to volunteer recruitment and management. Volunteers can do a lot for their community and require management and training. Assign staff time to volunteer recruitment to encourage community members to offer time and experience to support program development, program delivery, park, trail and natural area management. Assign staff to manage volunteers as needed.
- AR-MS-13 Develop additional volunteer opportunities for youth. Volunteer positions can provide youth with valuable experience and job skills, and also serve as youth development and mentoring programs. Develop opportunities specifically designed for youth and expand recruitment of youth volunteers.
- AR-MS-14 Budget a small amount each year for materials to support volunteer efforts. Establish a small budget to purchase materials, such as plants and trees, for volunteer efforts. Include funding for volunteer awards and recognitions, including but not limited to t-shirts, awards, and dinners.
- AR-MS-15 Track volunteer hours. Volunteer hours are tracked and reported, so that the impact of volunteerism on the park system is understood.

Partnerships

The PROS Plan is based on the concept that the City of Wichita and the Park and Recreation Department alone cannot meet all the park and recreation needs of the community. Partnerships will be critical to achieving the community's vision for the future.

The Park and Recreation Department should continue its successful existing partnerships, such as the Wichita Rowing club, League 42, etc. Another very successful example is the three agency partnership, which includes the Federal Government, State of Kansas and the City of Wichita, that developed and now operates the Great Plains Nature Center. There are many additional organizations within Wichita that contribute to parks and recreation. The Park and Recreation Department also should be proactive in fostering new partnerships. Non-profit organizations, health care providers and the local business community may offer potential new partnerships. An example would be the Wichita Park Foundation which is a major contributor to scholarships, special events, promoting sponsorships, capital improvements and advocacy, which all support the mission and vision of the Park and Recreation Department.

MS-7 Continue successful existing partnerships and foster new partnerships with private, non-profit and public organizations.

Additional Recommendations

Additional recommendations to maintain and expand partnerships include:

- AR-MS-16 Develop and maintain partnerships with local school districts, and especially USD 259, to improve access to school grounds and facilities. School sites can supplement neighborhood parks and provide needed recreation resources. School gyms and sports facilities at school sites are an important part of the community's recreation resources. Throughout the PROS planning process, community members expressed support for shared use of public facilities to maximize benefits, including public use of school sites and school use of parks and facilities.
- AR-MS-17 Formalize partnerships to identify responsibilities of each party, including financial responsibilities. In addition, staff involved in the partnership should monitor and evaluate partnerships periodically to assess success. These relationships are reviewed in formal process through Memorandums of Agreement or Understanding.
- AR-MS-18 Continue to communicate and collaborate with non-profit agencies. The Park and Recreation Department communicates regularly with non-profit agencies such as the YMCA, First tee of Greater Wichita, and League 42. This communication and collaboration should continue to ensure that the full range recreation needs in the community are being met without duplication of services.

Wichita Park Foundation

The Wichita Park Foundation is a non-profit organization founded in 2011. Its mission is to enhance the quality and maintain the heritage of Wichita's park system by assembling necessary resources through developing partnerships and fostering relationships in the community. The Foundation helps support the Park and Recreation Department by providing additional necessary resources that are allocated to the various divisions within the system. This is achieved through fundraising, lobbying, soliciting donations, and advocating on behalf of the department for increased financial considerations throughout the community. As an advocate for the development of all city park properties, the Foundation's efforts further serve to enhance the quality of life for all residents. They also provide support for special projects (ICTrees, Fresh Air Baby Camp, Kansas Wildlife Exhibit Improvements and Watson Park Improvements), volunteer groups, which promote a sense of ownership through volunteerism.

Funding and Finance

Funding is a critical issue for the future of parks and recreation in Wichita. While the City has a strong foundation in its existing park system, analysis during the planning process indicates that the long-term sustainability of the park system is not possible given current practices and levels of funding. Therefore, in order to meet the needs of the community and enhance quality of life more consideration must be made for improvements of facilities and the funding of programs.

Current Challenges:

- Outdated facilities, with no replacement plans
- Deferred basic maintenance
- Lack of staffing
- Lack of technological improvements
- Lack of replacement equipment
- Lack of infrastructure maintenance
- Environmental constraints
- Security and policing constraints
- Land acquisition

Data Collection to Support Decision-making

The Department continues tracking financial performance of many program areas, but there are some inconsistencies in the cost analyses. More consistent allocation of costs and revenues will allow more effective evaluation of financial performance and increase accountability. A consistent procedure and assumptions should be developed and used across all Departmental cost analyses. In 2008 revenue policy was established to more effectively evaluate financial performance and increase accountability.

Costs should continue be allocated by major line of business, major facility, or major program area, including:

- Program staff, including salaries, benefits and training;
- Contract staff and instructors;
- Supplies and equipment;
- Grounds or building maintenance costs for major facilities;
- Other costs such as marketing and registration.

Continue tracking revenues that should be allocated by major line of business, major facility, or major program area include:

- Revenues from user fees and charges, including class registration, league fees, etc.;
- Rental revenue;
- Concessions revenue; and
- Admissions revenue.

For example, the Summer of Discovery program is currently tracked as its own program even though this program is based in the City's recreation centers. The Summer of Discovery program could be tracked as part of the recreation center's revenues and expenditures.

MS-8 Continue to coordinate and unify data collection to support decision-making. This data should come from multiple sources in order to give the Department a clearer picture of ongoing operations and trends. Continuing analysis of these sources and the utilization of other tools for collecting, analyzing, and managing data to support financial decisions, including, but not limited to:

- Participation rates by program or facility;
- Cost of service / cost recovery level; and
- Per capita program costs.
- PRORAGIS data
- ICMA Performance Measures

- MS-9 Develop a metrics based philosophy for developing budgets, asset management, growth, planning and organizational structure. Using performance measures, data from past performance, information from work orders, critical statistic from the community, evaluation of asset management data and needs assessment; the department we be able to provide analytical data to support decisions and plan for future needs. This information is defendable and provides Council members significant and quality data, and information to provide the best decisions for our community.

Implementation of Strategic Directions

Tax-based funding sources should be focused on implementation of the strategic directions of this Plan as described in Chapter 3, which represent broad community-supported directions.

- MS-10 Direct tax-based funding toward implementing the strategic directions.

Additional Recommendations

Additional recommendations for funding and finance include:

- AR-MS-19 Continue evaluation and consider in-house services versus outsourcing. The Department's philosophy on providing services should be to provide the desired quality of service in a cost-effective manner in order to be good stewards of public resources. Continue evaluation of functions that need to be performed in-house, and the Department evaluates whether in-house services or outsourcing are most cost-effective for both specific tasks and entire function areas.

Decisions on whether to use in-house resources versus outsourcing should be based on the following criteria:

- What is the purpose of the service being evaluated?
- What is most cost effective?
- Which will achieve the desired quality?
- Which will produce the desired level of service?
- What are the trade-offs?

- AR-MS-20 Increase programming to generate more revenue and reduce service provision costs per capita. As presented in Chapter 6, increased programming can increase revenue for the Department and lower cost per capita, even if fees are not increased.

- AR-MS-21 Increase General Fund support. General Fund support of the Park and Recreation Department has decreased since 2003. In 2003, General Fund support was \$54 per capita. In 2006, it had dropped to \$48 per capita. In 2016 the adopted budget represents just under \$42 per capita. Of the 100 large US cities captured in the Trust for Public Land's City Park Facts report for 2015, the median per capita spending is \$70.

- AR-MS-22 Cultivate and build relationships with private and not-for-profit organizations to secure dedicated funding sources for the construction, operation and maintenance of Wichita parks, open space and recreation facilities.

8. Capital Projects

This chapter discusses funding levels for parks and recreation improvements and presents prioritization criteria for capital projects. It also reviews the baseline level of funding for parks and recreation capital improvements, based on the recent history of investment. Since this level of funding is insufficient to implement the PROS Plan, the chapter also describes possible ways of increasing funds. In the 2008 PROS Plan there was an identification of a dollar amount that was considered to be necessary to elevate the park system standards to reflect the needs of the community. While the City understands the dollar amount referenced in the earlier version may not be attainable, this plan revision is mindful of the need to support park system improvements on a continuous level. In 2016, the Park and Recreation Department is seeing increased interest in funding, at a modest level, enhancements envisioned in this Plan. Setting the system up for success in the long term requires a focus on the most effective use of the available funding in the short term. The following prioritization criteria identify where the department will focus its capital investments over the next five to 10 years:

- **Existing Infrastructure:** Since 2008, a shift in economic consciousness has been more on redeveloping existing parks and infrastructure rather than adding inventory in the way of new parks. The City park system has suffered from deferred maintenance and it is imperative that we maintain and care for existing assets. At the same time, redevelopment of existing facilities and structures are a good way to reinvest in the current infrastructure and add value to aging neighborhoods and communities.
- **Downtown Parks:** The downtown area is experiencing a renaissance of new development. Downtown Wichita is growing with the new arena providing an important entertainment anchor. The St. Francis streetscape and Douglas Street areas are improving and businesses and residents are moving downtown. We need signature urban plazas and parks to reflect the needs of a community that is changing. Naftzger Park is a catalyst site that has been identified in the Downtown Master Plan and could play a significant role in the transformation of this area that is adjacent to both the downtown core area and the historic trasoi District.
- **Recreation Centers:** Our recreation centers are old and outdated. A reevaluation of these centers is needed to determine which centers can be retained and which others might be better suited for total redevelopment. It is likely more cost effective to remove an existing structure and build new ones that comply with current programming needs and are more energy efficient. The footprint of some facilities might be reduced while others might be increased based upon individual park needs. The location of the centers also need to be addressed to maximize programming offerings to a larger number of citizens.
- **Aquatics:** Most of the aquatics facilities, with the exception of College Hill and Harvest pools, are out of step with current trends in aquatics. There is a national trend of moving toward water playgrounds in lieu of pools in order to provide better cost-effectiveness for municipal aquatics programs. Accordingly, modern facilities should focus on these current trends for better long-term value. The newer aquatics models display a greater variety of play opportunities and revenue producing potential, such as party rentals, swim lessons, etc.
- **Signature Parks:** In 2008, the City developed an award winning master plan for Crystal Prairie Lake Park in northwest Wichita. The park will be one of the largest parks in the system when complete and features the development of 225-acre lake with a variety of aquatic recreation. The park will be a legacy park for all citizens and is envisioned to host large recreational and entertainment events with excellent access from the highway system. The park features a future visitor center, outdoor amphitheater and festival lawn, and public swimming beach area. Crystal Prairie Lake Park represents the direction Wichita is headed, becoming a regional destination for recreation/outdoor activities.

- **Playgrounds:** The City will continue its efforts to update, maintain, renovate existing playgrounds, as well as, creating new play-scape facilities. In addition, an emphasis will be made to create destination playgrounds which will become major attractions close to or in the downtown district.

Capital Funding

Capital projects in Wichita are funded via several main sources of revenue. Examples listed below illustrate the sources of revenue available to municipalities.

- **Enterprise fees:** Collected from City enterprises such as the airport, sewer, storm water, golf, etc. and bonded against to fund capital projects for those enterprise agencies.
- **Property taxes:** The City mill levy is calculated to include debt service on General Obligation Bonds (G.O. bonds) sold by Wichita; the use of local G.O. bonds leverages a significant amount of Federal and State grants.
- **Federal/ State grants:** Many types of improvements including arterial, freeway, bridge, and airport improvements receive Federal and State grants, typically matching local funds in the form of G.O. bonds put towards these projects.
- **Special assessments:** Infrastructure to support new development is often funded through special assessments on property owners. Groups of parcels may also petition the City to form a special assessment district to fund specific improvements which would benefit the district.
- **Local sales tax:** Since 1985, half of the sales tax revenue generated in Wichita is directed towards transportation improvements. For 2015, local sales taxes totaled \$57,576 million.
- **Tax increment financing:** A number of Tax Increment Financing (TIF) districts are located in Wichita. Property taxes generated in these districts, above a certain baseline or threshold, are diverted to fund improvements in the district.
- **Other:** A significant portion of revenues for Wichita's 2015-2024 Capital Improvement Program (CIP) is identified as derived from "other" sources. These include private contributions, such as the Park Foundation, 501c(3) organizations, County funds, guest taxes, and unfunded portions.

The City's capital investments are determined by the City Council during the development of and approval of the Capital Improvement Program (CIP). The current capital budget for the Park and Recreation Department is approximately \$50 million and includes 17 projects to update existing parks and build new recreation facilities. These funds are allocated to be spent over the next 10 years as part of the current 2015-2024 Capital Improvement Program. This base case capital funding program represents about \$5 million in spending on parks projects per year.

PROS Plan Costs

Projected costs of implementing the PROS Plan recommendations were derived from costs for each recommendation type, defined in Chapter 5. The costs (adjusted for inflation to 2016 dollars) are as follows:

- **Maintain Existing Resources:** This provides a budget for ongoing reinvestment over the next 10-20 years, based on a cost of \$30,000 per acre for developed parks and \$15,000 per acre for natural areas.
- **Site Amenities and Signage:** Costs are based on an allowance of an average of \$30,000 per site. It is assumed that some sites will require less budget and others will require more.
- **Minor Renovation:** Costs are based on \$70,000 per acre, derived from the cost of Buffalo Park improvements applied to the entire site acreage.
- **Major Renovation:** Costs are based on \$225,000 per acre, also derived from the cost of Buffalo Park improvements applied to the two acres of the site that were most heavily renovated.

- **Park Land Acquisition:** Costs are based on \$125,000 per acre inside of city limits and \$15,000 outside of city limits.
- **Development:** Costs are based on \$300,000 per acre, assuming a moderate level of development at the sites.
- **Recreation Center:** Costs are based on \$10,000,000 for a 50,000sq. ft. facility
- **Aquatic Facilities:** Costs are based on \$4,000,000 per outdoor pool
- **Trails:** costs are estimated at \$1.35 Million per mile.

Appendix C contains a table with project costs by park type and individual park.

Capital Funding Gap - With \$5 million in capital spending on parks per year (based on just maintaining the current level of funding), it would take more than 65 years to accomplish the improvements at existing sites within the PROS Plan, without developing or acquiring any new ones. With land acquisition and development of proposed sites within the current city limits, it would take more than 120 years to implement the Plan.

Closing The Capital Project Funding Gap

The City has a number of financing options at its disposal which may be drawn upon to fund the PROS capital program (G.O. Bonds, Special Assessments, Sales Tax, and Federal, State, and Private grants). In addition, the City may consider advocating for State legislation which would allow development impact fees as an alternative or supplement to the existing financing mechanisms Wichita already uses. Approximate calculations are included throughout this section for illustration only.

It is important to provide some context and perspective to this challenge of closing the capital project funding gap, Public feedback received from a city-wide survey and numerous community meetings held over a three-year period (2013-2015) during the development of the Community Investments Plan consistently indicated that increased public investment in parks and open space facilities ranked as a low-medium priority relative to increased public investment in other categories of infrastructure and facilities.

Special Assessments

Individual park projects may also be funded through a Special Assessment. The City of Wichita uses special assessments to fund improvements, but there are no special assessments used to fund Park and Recreation services or maintenance in the City of Wichita at this time. Cities in Kansas are authorized to make municipal improvements, which provide special benefits to a definable area of the City, and they may levy and collect special assessments on properties in the definable area to fund those improvements. The process starts when developers or a majority of property owners within the definable area petition a city for financing for any improvements covered by the statute (includes new park development and improvements to park facilities). The City may also initiate the process by conducting a public hearing to explore the advisability of a proposed improvement project. A special assessment district is created by resolution of the City's governing commission. Once total project costs are estimated, a public hearing is held on the assignment of the improvement costs. In order to charge the benefiting property owners, a special assessment ordinance must be passed authorizing the assessment.

As an example of the level of capital funding special assessments may provide to Parks, Table 19 below provides illustrative calculations. It shows three scenarios: (1) special assessment across the entire City, (2) special assessment across half of the City, and (3) special assessment for new, residential development expected to be built through 2030. Assuming that a 0.05 percent to 0.20 percent assessment is achievable, bonds of between \$3.4 million and \$27.7 million could be issued.

TABLE 19: POTENTIAL REVENUES FROM SPECIAL ASSESSMENT DISTRICT, ANNUAL

TOTAL	TOTAL CITY (EST. RESIDENTIAL AV ONLY) ¹	HALF OF CITY	NEW RESIDENTIAL DEVELOPMENT, 2035 ²
Est.	\$2,294,783,300	\$1,147,391,600	\$795,173,250
Special Assessment for Capital Bond, assuming rate of:			
0.05%	\$7,530,076	\$3,765,038	\$2,601,507
0.10%	\$15,060,152	\$7,530,076	\$5,219,274
0.20%	\$30,120,303	\$15,060,151	\$10,438,548

¹ Estimated from CAFR and 2016-17 Adopted Budget, total assessed value in the City is \$3.1 billion.

² Assessed value of new units are conservatively assumed to sell for \$150,000 each, on average and assessed value is about 11.5% percent of market value.

Source: Wichita Comprehensive Annual Financial Report, Year Ended June 30, 2015; 2016-2017 Adopted Budget, City of Wichita; Wichita Housing Forecast 2016, Wichita State University; Community Investments Plan 2015-2035

Sales Tax

Since 1985, one-half of Wichita’s sales tax proceeds have been directed towards funding road and bridge capital projects while the other half goes to the City’s General Fund to reduce the level of property taxes required to fund government operations. The City may choose to put before the voters an initiative to raise the sales tax rate to fund public facilities such as those proposed in the PROS Plan. In 2009 the downtown arena was funded through the success of a half cent increase in sales tax over a period of three years. This model could serve as an example for a Park and Recreation sales tax referendum. Sales taxes typically vary depending on the health of the economy, however, the per capita sales tax collected in Wichita has increased from \$128 to \$149 between 2000 and 2015. This trend combined with Wichita’s expected population increase indicates that sales tax revenues are likely to continue to grow in the coming decades. Table 20 below shows an illustrative calculation, assuming a \$0.005 additional sales tax rate, mirroring the approach of the downtown arena, about \$287,211 annually may be collected based on Wichita’s 2015 population, with collections totaling \$2.9 million, assuming the tax sunsets ten years after its inception.

TABLE 20: SALES TAX REVENUE SCENARIOS

YEAR	POPULATION	SALES TAX REVENUE, AT \$149 PER CAPITA (2015)	ADDITIONAL ANNUAL SALES TAX AT 0.5% ADDITIONAL TAX RATE
2015	385,518	\$57,442,182	\$287,211
Total Add-on Sales Tax Collection, assuming Tax sunsets after 10 Years			\$2,872,109

Property Tax

Property taxes are the main source of funding for the City of Wichita. Wichita property owners are taxed 32.652 mills with properties assessed 11.5% of their appraised value. This results in the

average Wichita residential property owner paying approximately \$398 dollars annually for the provision of municipal services in the City of Wichita. The City of Wichita has not raised the property mill levy tax rate in over 20 years.

One property mill levy rate increase in the City of Wichita, results in an additional \$3,195,052 generated citywide for municipal services. The cost to the average residential property owner in Wichita is an annual tax increase of \$11. A property mill levy increase of 12 mills could fund the approximately \$760 million of improvements identified in the Plan over a 20-year time span. The annual cost to the average Wichita property owner would be approximately \$132. While many areas of the country continue to feel the lingering effects of the great recession, more and more are choosing to increase taxes to pay for priority investments in their communities. Between 75% and 80% of all ballot measures tracked in the Trust for Public Land LandVote database (of parks and conservation funding) have been successful over the last five years. These measures resulted in over \$17 billion in new tax-based funding for the acquisition or development of public lands.

Development Excise Taxes and Impact Fees

Development excise taxes (DET) are fees imposed typically on developers on the act of platting real property. Senate Bill 55, enacted in 2006, prohibited all cities not levying development excise taxes as of January 1, 2006 from imposing these taxes. At that time, approximately seven cities in Kansas (not including Wichita) had ordinances imposing DETs. This funding option, while not currently authorized, is explored here to illustrate the potential and recognizing the support for quality of life initiatives and parks and recreation generally.

The amount of park development taxes the City may collect in the coming decades depends on the amount of new development in the City. For the purposes of providing an illustrative calculation of total development taxes, only residential development is evaluated. The Community Investments Plan for 2015-2035 estimates 49,900 new units of housing within Wichita (under the Baseline scenario) from 2012 to 2035. Historic housing data from the Wichita State University's 2016 Housing Forecast indicates approximately 3,800 units have been constructed since 2012, leaving 46,100 in the projection to 2035. Table 21, below, illustrates three scenarios of excise taxes between \$500 and \$1,500 per unit. The resulting income is between \$23 million and \$69 million in excise taxes would be collected through 2035.

TABLE 21: DEVELOPMENT EXCISE TAX

ITEM	AMOUNT
New Housing Projection 2012-2035 Wichita	49,900
Units Constructed 2012- 2015	3,800
Anticipated New Units 2016-2035	46,100
Total Fees by 2030, assuming fees of:	
\$500 per unit	\$23,050,000
\$1,000 per unit	\$46,100,000
\$1,500 per unit	\$69,150,000

Land dedication or developer fees (often referred to as impact fees) operate on a similar basis, as property is either platted or as building permits are issued, these fees are charged to fund the expansion of a system (such as parks, streets, or water) in response to the new residents that new development represents. The primary difference between developer fees and excise taxes is the requirement that developer impact fees be tied to a measure of the nexus (connection) between the number of residential units and amount of the fee. Wichita currently does not charge an impact fee for parks and recreation, but other cities in Kansas, including Lenexa and Lawrence, do.

State, Federal and Private Grant Opportunities

Table 22 illustrates a variety of State, Federal, and Private grant opportunities that may be available to support funding for expanding the Departments programs and facilities. For example, the Department currently is supported by Community Development Block Grant (CDBG) funding, a Federal funding source administered by the Department of Housing and Urban Development (HUD). Since 2010 the City has received \$2.6 million in grants, donation and awards. Significant projects that have demonstrated success are: the Lincoln Street Safe Boat Passage project, which included over \$1 million in federal and local grants. In addition, Federal Lands Access Program grant was awarded through the FHWA for the Chisolm Creek Park Bike path renovation and connector to the GPNC. Funds for the FLAP grant totaled more than \$938,000.

The amount and timing of funding from these sources illustrated is difficult to predict a priori and would require a concerted effort by City officials to secure. In addition, the status and funding levels for the programs listed in Table 22 and others can vary significantly from year to year. In addition, grants, even if very successful, can only address a small portion of the funding need.

Decision-making Criteria

While the City moves forward with its initial priorities, and explores how to expand the available funding, the reality is that there are more projects than resources available. The criteria outlined below are intended to inform future Capital Improvement Program decisions in a manner that best aligns with the community values, visions, needs and priorities set forth in this Plan.

- **Meets PROS Plan needs:** Projects should be prioritized based on their ability to meet park, recreation and open space needs as identified in the Community Resources and Needs Assessment (i.e., their ability to fill existing geographic gaps or satisfy relevant facility or program needs).
- **Expands recreation opportunities:** Priority should also be determined based on the projects' ability to expand the capacity of the City's recreation opportunities (i.e., their ability to accommodate new activities in high demand or those that have the potential to serve many participants). Develop programs with a higher return on investment to increase revenue for recreation activities.
- **Protects natural or cultural resources:** Priority should be determined based on the ability of the proposed project to protect natural or cultural resources for future generations or to improve environmental quality, including accommodations for active transportation.
- **Improves existing recreation resources:** Priority should be determined based on the ability of the proposed project to connect, maintain, or enhance existing City recreation resources.
- **Enhances partnerships or volunteerism:** Projects should be prioritized on their capacity to create new partnerships or strengthen existing partnerships (i.e., their ability to forge cost-sharing, joint development, or programmatic collaborations), or for the project's capacity to involve volunteers in planning, construction, or programming.
- **Strengthens the community:** Proposed projects should be prioritized based on their ability to strengthen community identity. For example, projects that would serve a diverse cross-section of the community, projects that would renovate downtown or neighborhoods, or projects that have a positive economic impact or attract tourism should be ranked high in priority.
- **Reflects community willingness to pay:** Project scope/scale and associated funding levels should be aligned with the willingness of our community to pay for it.
- **Provides meaningful and up-to-date information** to the public regarding financial needs and expectations to meet the current and future demands of the system.

Summary

The Park, Recreation and Open Space Plan is viewed as a strategic document that is flexible and adaptive to the needs of the Park and Recreation Department, the community and City Council priorities. The plan will be updated periodically as conditions and situations change. This document is dependent on community engagement and is supported by other planning documents, such as the Community Investments Plan, Downtown Master Plan, the Bicycle Master Plan and Pedestrian Master Plan; therefore truly reflective of the community and its needs.

Park staff recently convened to update our mission and vision statements to more accurately reflect our priorities and overall direction. These initial meetings were instrumental in developing a new direction for the Department and where the citizens of Wichita have indicated to us that they would like to be in the next several years. We feel that it is our shared responsibility to ensure that this Plan revision is fully utilized in both our current and ongoing operations, as well as our future initiatives. Our vision is “To excel at what we do for the benefit of our community and generations to come”. This vision is achievable with the continued commitment of citizens, the Park and Recreation Department and city leaders. By working toward this common vision, we can transform the park and recreation system into a signature asset for the City.

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

DATE: June 16, 2016
TO: Metropolitan Area Planning Commission
FROM: Dave Barber AICP, Advanced Plans Manager 
SUBJECT: Conformity of Proposed *2016-2025 City of Wichita Capital Improvement Program* with the Community Investments Plan 2015-2035

Background: On June 2, 2016, the Advance Plans Committee of the Metropolitan Area Planning Commission received a presentation on the proposed *2016-2025 City of Wichita Capital Improvement Program* from the City's Budget Office. The Advance Plans Committee subsequently passed a motion (4-0) recommending that the MAPC find the proposed *2016-2025 City of Wichita Capital Improvement Program* to be in substantial conformity with the Community Investments Plan 2015-2035.

Analysis: Section 12-748 of Kansas statutes requires a planning commission to review the capital improvement program of its municipality to make a finding as to whether the proposed public improvements, public facilities or public utilities conform to the adopted comprehensive plan. If the planning commission finds that any such proposed public improvement does not conform to the plan, the commission shall submit in writing to the governing body, the manner in which such improvement does not conform.

Staff has reviewed the proposed *2016-2025 City of Wichita Capital Improvement Program* and has determined that the capital improvements proposed therein substantially conform with several important plan guiding principles and infrastructure spending priorities contained in the recently adopted Community Investments Plan 2015-2035. Staff notes that adequate/appropriate long-term maintenance of existing city public infrastructure and facility assets needs to be resolved as part of the City's ongoing annual operating budget and capital improvement programming processes.

Recommended Action:

That the Metropolitan Area Planning Commission find the proposed *2016-2025 City of Wichita Capital Improvement Program* to be in substantial conformity with the adopted Community Investments Plan 2015-2035, being the Wichita-Sedgwick County Comprehensive Plan.

Attachment: Overview of Proposed 2016-2025 City of Wichita Capital Improvement Program

2016-2025 PROPOSED CAPITAL IMPROVEMENT PROGRAM (CIP)

Finance Department

June 2, 2016



Capital Improvement Program

2

- Ten-year vision, setting broad policy level guidance for capital expenditures
- Ten-year projection of financial capacity and debt levels associated with capital spending

CIP Flexibility

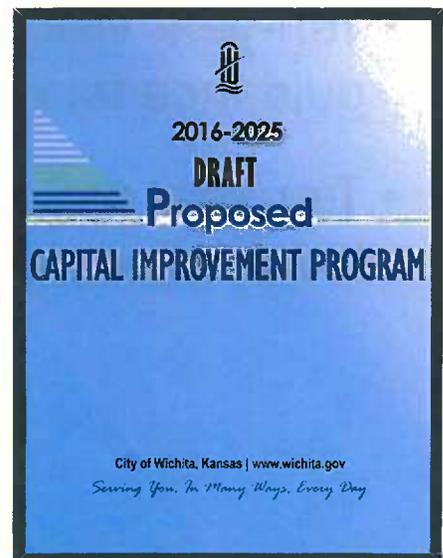
3

- The CIP is a flexible planning tool
- Each project is individually approved by City Council action
- The CIP is revised annually

CIP Development

4

- Staff Proposed CIP is based on:
 - Previously Adopted CIP
 - Community Investment Plan
 - Current revenue structure
 - Debt within benchmark levels



Consistent with Plan Priorities

5

COMMUNITY INVESTMENTS PLAN PRIORITIES	
OVERALL SPENDING PRIORITIES	
PLAN PRIORITY	% OF TOTAL CIP FUNDING
1st Priority—Maintain and Replace What We Currently Have	42.7%
2nd Priority—Enhance What We Currently Have	19.0%
3rd Priority—Expand What We Currently Have	38.3%
Total CIP	100%

Consistent with Priority Areas

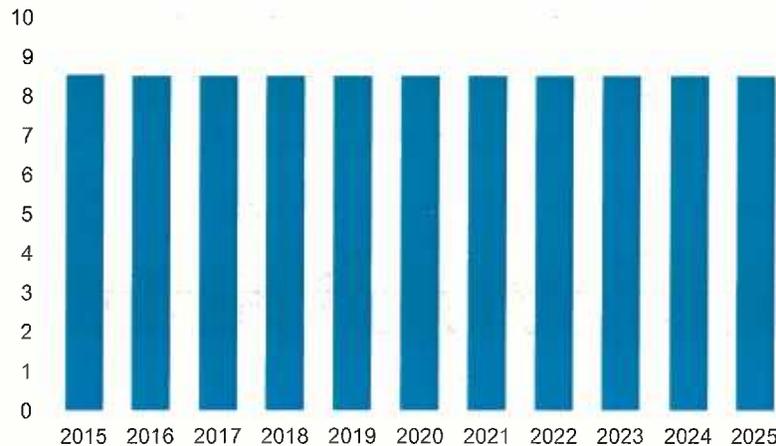
6

COMMUNITY INVESTMENTS PLAN PRIORITIES					
CATEGORY	No Rank	Low Med.	Med. High	High	Very High
Streets					31%
Bridges					1%
Transit			1%		
Highways		13%			
Airport	4%				
Water Supply					41%
Arts & Culture			4%		
Public Safety				3%	
Other	2%				
Total	6%	13%	5%	3%	73%

Property Tax Support for CIP

7

Mill Levy at 8.5 Mills



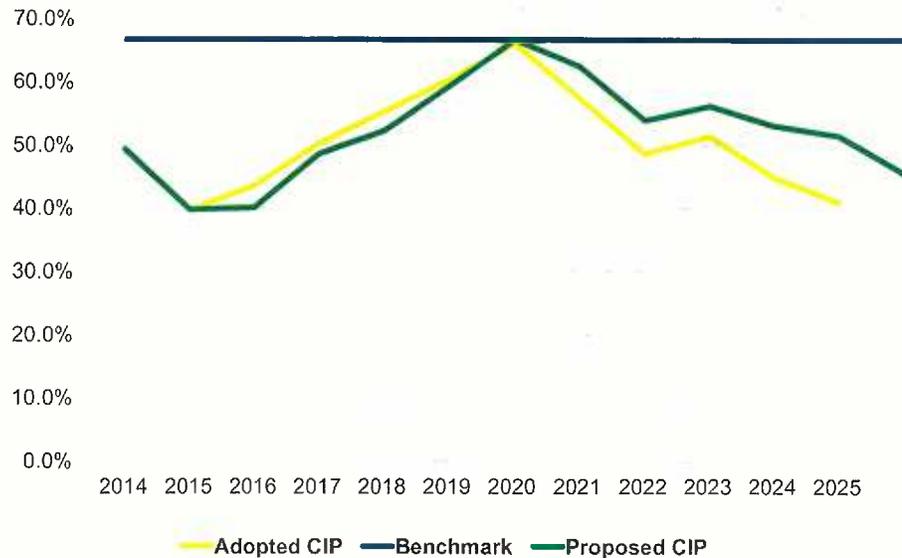
Other CIP Revenues

8

- Water Utilities – consistent with COSA projections
- Storm Water Utility – based on current structure
- Local Sales Tax - based on current County sales tax rate of 1%

GO At-Large Debt Service / GO Debt Service Capacity

9



CIP Debt Levels

10

- GO at-large debt levels will increase, but stay within benchmarks
- LST debt remains elevated, but within benchmarks
- The combined coverage ratio for Water and Sewer will remain within the benchmark

Changes from Last CIP

13

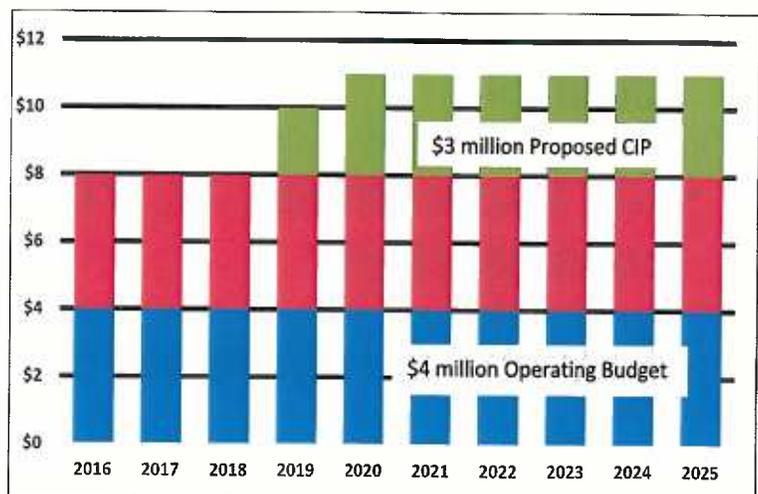
	GO At-Large	All Funds	Projects
2015-2024 CIP	\$292,253,516	\$1,876,894,193	221
Initiated	(\$59,889,515)	(\$85,936,314)	(25)
Removed	(\$2,775,000)	(\$4,105,000)	(4)
Added	\$1,800,000	\$96,480,500	7
Other Adjustments	<u>\$38,016,965</u>	<u>(\$59,461,430)</u>	<u>n/a</u>
2016-2015 CIP	\$269,405,966	\$1,823,871,949	199

Street Maintenance

14

• Residential Streets

- \$4 million annually in the operating budget, plus: \$4 million per year (2016-2018; \$6 million in 2019; \$7 million per year 2020 – 2025)
- \$100 million over 10 years



Local Sales Tax After 2022

15

- With current commitments on East Kellogg, there is no excess capacity until 2022
- However, after 2022 additional capacity is available for either continued freeway improvements or additional arterial improvements

Aesthetics

16

- Staff has enhanced engagement with the Design Council
- CIP has identified 17 projects for special consideration
- \$4.9 million is included for aesthetics

Building and Equipment

17

- WSU is reviewing equipment replacement models; this should shape future CIP requests
- Staff are reviewing a model to maximize ROI on building maintenance expenditures; this could impact future CIP requests

Stormwater

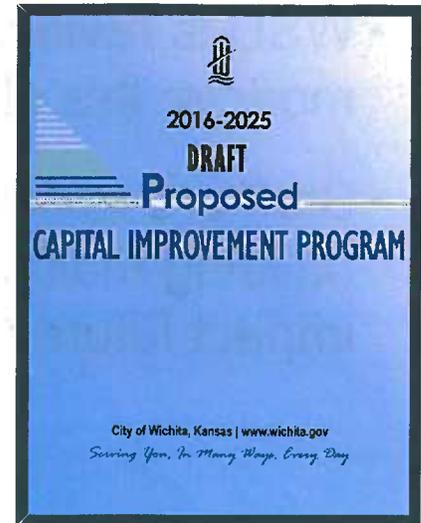
18

- With the current structure, there is no capacity for additional improvements until 2025
- Staff will be presenting options based on a COSA later

Next Steps - Engagement

19

- Advanced Plans – MAPC
- MAPC
- Council Workshop
- Bike/Ped Advisory Board
- DABs
- Design Council



2016-2025 PROPOSED Capital Improvement Program (CIP)

Finance Department

Serving You, In Many Ways, Every Day

