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

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

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

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

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

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

Rural: This category encompasses land outside the 2035 urban growth areas for Wichita and the small cities. Agricultural uses, rural-based businesses, and larger, but residential suburban subdivisions likely will be developed in this area. Such development should occur in accordance with the Urban Fringe Development Policy.
2035 Wichita Future Growth Concept Map

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

Future Land Use Policies
Future Growth
Concept Map