

**HAYSVILLE PLANNING COMMISSION
& BOARD OF ZONING APPEALS**

Agenda

November 9, 2023

6:00 p.m., Municipal Building, 200 W. Grand

- I. Call to Order
- II. Roll Call
- III. Presentation and Approval of Minutes
 - A. Minutes of October 26, 2023
- IV. New Business
 - A. Review of the Revised Final Plat of Wheatland Village Addition
 - B. Review of Comprehensive Plan
- V. Old Business
- VI. Correspondence
- VII. Off Agenda
- VIII. Adjournment

HAYSVILLE PLANNING COMMISSION/BOARD OF ZONING APPEALS

Minutes

October 26, 2023

The regular Planning Commission Meeting was called to order by Chairperson Tim Aziere at 6:30 p.m. in the Council Chambers at the Haysville Municipal Building, 200 W. Grand.

Those members present were: Jeff Blood, Nicole Franken, Tim Aziere, Debbie Coleman, and Mark Williams. Also present were Planning and Zoning Administrator Jonathan Tardiff, and Deputy Administrator Georgie Carter.

The first item of business was the Minutes of September 28, 2023.

Aziere stated that on page 2, bullet point 4 it read “in accordance with” twice.

Williams stated that on page 1, under new business, it should read “the property is in the country” and it should be county.

Motion by Coleman. Second by Williams.

To approve the minutes with amended corrections.

Blood aye, Rinke absent, Franken aye, Aziere aye, Coleman aye, Adkins absent, Williams aye.

Motion carried.

Under new business was the review of the Capital Improvement Plan.

Tardiff stated that the capital improvement plan was developed by staff with the direction of the mayor and city council. Tardiff stated that with other plans this was a component of the comprehensive plan and is just for your review. Tardiff stated that projects were updated with the year they would be completed, and any projects that were completed were removed.

Aziere asked the staff what some of the key highlights were. Carter stated that the City was waiting for funding for a couple of permits to go through the water and city’s sales tax, water infrastructure fee, wastewater fee, and stormwater fee for projects. Aziere stated how all those are utilized. Carter stated yes.

Carter stated that if you read the Capital Improvement Plan, the plan explains the city’s budget and suggests everybody should read this as it goes through all the city’s outstanding debt, what the general obligation bonds are for, shows the outstanding principal graph, and is a good tool that shows the city’s budget. Carter stated that it shows the City’s projects that have been on here for a while, and if they are short range they are to be completed next year, mid-range is 2 years out, and long is more than 2 years out.

Carter stated that sidewalk projects, buildings, and parks are how they are separated up, and then wastewater, water, and drainage are larger projects. Carter stated that it also split it up by the year, and the complete project listing is at the end. Carter also stated that there is a lot listed and has been achieved in the last 10 years.

Aziere stated that he appreciated the summary and that the whole point was so that everyone understood what this was, what the 1% sales tax that is about to be voted on does, and why it is so important. Carter stated that the 1% sales tax has done a lot and is what pays the payment for the new activity center as has been looked at before, and pays for improvements to the parks as she had mentioned at the Chamber of Commerce Lunch, the City has 17 designated parks by plat, 4 that are considered green space or just open space.

Carter stated that if you take out the Historic District, Pride Park, and the Skate Park in Old Oaks, we have remodeled 6 parks and built 3 new parks with the sales tax funds, and this does not include the recreational side that has done improvements at the activity center, and Plagens-Carpenter park. The area by the old complex by the activity center was done with the sales tax, Dorner Park, the Dog Park, the soccer fields, the concession stand, the playground, and the dredging of the lake we would not have or get it done without the sales tax, and has done a lot.

Carter stated that moving forward to maintain the parks and looking at possibly resurfacing some of the parks like Rigs, Coleman, and Dorner, as they get used so much and have a wood fiber-wood that was the lowest cost to do, and with the new developments out this way, we will have to look at, just like Country lakes, putting the park out on the far side, we will be looking at with the new developments with the houses putting in a park and playground over in that area.

Carter stated with the streets, the sales tax has been used with 1.3 million that has been spent on different street projects like Baughman, 2nd Street, and 47 miles within the city streets, work on 30 miles has been done with resurfacing or treatment to the road.

Aziere stated that he saw in the plan that the general division of the funds is 50% to street maintenance, 40% to the HAC, and 10% to parks, was that correct? Carter stated that was correct.

Franken asked if the sales tax was potentially going to the aquatics study. Carter stated that nothing has been decided with that, it has been looked at, and there is potential there, but it has not been decided yet what will be done, this is not guaranteed yet as the pool and everything were being looked at, this is still ongoing, and would be a large expense.

Aziere asked if any action needed to be taken on this plan. Carter stated yes they needed to vote on the plan. Aziere asked if there was any other discussion or recommendations. There was none.

Aziere asked for a motion.

Motion by Coleman. Second by Williams.

To recommend changes to the Capital Improvement Plan as presented.

Blood aye, Rinke absent, Franken aye, Aziere aye, Coleman aye, Adkins absent, Williams aye.

Motion carried.

There was no correspondences.

Under off-agenda Carter stated that the commission will meet the second Thursday on November 9th and have a plat to review, there is no second meeting due to Thanksgiving, the first meeting in December is on the 14th and will have a public hearing set for that, and that is the schedule for the

rest of the year.

Franken stated that November would be her last meeting as her family is moving into Timber Creek, and will be renting a home in Wichita, as they have an offer to sell their current home in November. Aziere asked if Timber Creek was in Ward 3. Carter stated yes. There was a discussion if the commission was trying to fill the City by ward still or not. Carter stated they would be looking for a temporary person if someone wants to fill in the commission opening until July.

Motion by Coleman. Second by Blood and Williams.

To adjourn tonight's meeting.

Blood aye, Rinke absent, Franken aye, Aziere aye, Coleman aye, Adkins absent, Williams aye.

Motion carried.

The meeting adjourned at 6:40 p.m.



Haysville Planning Commission Staff Report

AGENDA ITEM: VI-A

Subject: Revised Final Plat 2022-03 “Wheatland Village Addition”
Applicant/Agent: Mr. Eric Gilbert/ Mr. Charlie Brown
Request: The NE 1/4 EXC E 1040.04 FT N 660 FT THEREOF SEC 1-29-1W.
Site Size: 64.4 acres
Zoning: Residential
Location: ½ Mile South of Grand Ave., and West of South Meridian Ave.
Meeting Date: November 9, 2023
Presented By: Jonathan Tardiff, Planning and Zoning Administrator

ANTICIPATED MEETING SCHEDULE

<i>Body</i>	<i>Meeting Date</i>	<i>Action</i>
Planning Commission	11/9/2023	Recommendation for approval, approval with modifications, or denial of the proposal. This recommendation is forwarded to the Haysville City Council.
City Council Meeting	11/13/2023	Adopt the recommendation of the Planning Commission as presented, override the recommendation, or return the recommendation to the Planning Commission.

LOCATION

Area of application is highlighted below:



REQUEST

This is a second review of the Final Plat of “Wheatland Village Addition” located at ½ NE ¼ EXC E 1040.04 FT N 660 FT THEREOF SEC 1-29-1W, and more commonly known as South of Grand Ave. and West of S. Meridian Ave.

The revision of the final plat includes further development of the west side of the property, increasing the number of single-family lots from 97 to 131 lots and reducing the number of duplexes from 49 to 46. Previously a large portion of the west side of the property was all reserve.

The applicant owns the property and wants to build single family homes and duplexes there.

In the Subdivision Regulations for Haysville, Kansas Article IX. Building Permits Section 1. Permits.

- No building permit, zoning certificate or occupancy certificate, except for the situations indicated shall be issued for a building or structure on any lot of any subdivision that is subject to the provisions of these regulations until a certified copy of the duly recorded or registered plat of subdivision has been filed with the official charged with issuing building permits and/or zoning certificates. No such permits or certificates shall be issued until there has been compliance with all the provisions of these regulations, including but not limited to provisions of these regulations related to approval of plans and specifications for required improvements and the posting of bonds and establishment of escrows to secure the completion of such improvements.
- No occupancy certificate for the use of any structure or use within a subdivision approved for platting, replatting or lot splitting shall be issued until required utility facilities have been installed and made ready to service the property; roadways providing access to the subject lot or lots have been constructed or are in the course of construction; or guarantees have been provided to ensure the installation of such utilities and roadways.

The property needs to be platted to build on, according to our Subdivision Regulations.

BACKGROUND INFORMATION

The property was sold in 2022, and recently rezoned “A” and “B” residential. A request for services and consent to annex agreement form was filed with Sedgwick County’s Register of Deeds office August 2nd, 2022.

RECOMMENDED ACTION

The property conforms to Article IV. Section 19 and Article V. Section 3 of the Haysville Subdivision Regulations.

Staff recommends the approval of the revised final plat of the Wheatland Village Addition with the utilized comments and conformance to the Subdivision Regulations.

ATTACHMENTS

Final Plat of the Area
Kansas Gas Map

COMMENTS

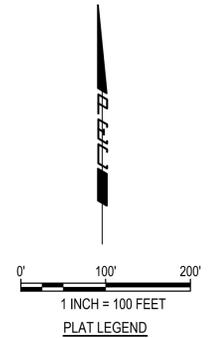
- Kansas Gas emailed and had no conflicts.
- Haysville Public Works emailed and had no conflicts.
- Sedgwick County Public Works emailed the following comments:
 - County Stormwater has reviewed the revised drainage model (2D HEC-RAS) and grading plan, and has conceptually approved the updated drainage plan.
 - There are two Reserve Cs and two Reserve Ds, which needs corrected. Any additional Reserves should be referenced in the plat's text.
 - It appears that the developer's intent is to have complete access control along the entirety of Wheatland Drive except for platted street openings. The plat's text references this in the 4th paragraph beneath the Owner's Certificate, and needs to be updated based on any new reserve names. It would be clearer if it was shown visually on the face of the plat.
 - All curve data needs shown and the centerline of the streets should be shown with amount of Reverse Curves and no overall deltas shown.
 - Dimensions need added on the east lines of Lots 2 and 3, Block A.
 - Bearing needs added along the North Line of 2, Block B.
 - The dimension of 170.17 feet along the west line of the West Reserve D needs corrected.
 - Dimension needs added along the East Line of Reserve E, adjacent to Lots 22 to 25, Block B and along the West Line of Reserve E, adjacent to Lots 26 to 29, Block B.
 - Bearing and Distance needs added along the North Line of Reserve E, adjacent to Lots 29 to 36, Block B.
 - Dimension needs added along the East Line of Reserve F, adjacent to Lots 19 to 21, Block A, and along the West Line of Reserve F, adjacent to Lots 22 to 26, Block A.
 - Bearing and Distance needs added along the North Line of Reserve F, adjacent to Lots 27, 38 to 41, Block A, and along the West Line of Reserve F, adjacent to Lots 41 to 45, Block A.
 - Bearing and Distance needs added along the Southwesterly Line of Reserve F, adjacent to Lots 45 to 51, Block A.
 - Dimension needs added along the North Line of Reserve H.
 - Bearing and Distance needs added along the North Line of Kristy Lane, adjacent to Lots 3 and 4, Block C, and along the South Line of Kristy Lane, adjacent to Lots 31 to 33, Block B.
 - Recommend checking with County GIS on the Street name Jubilee Court, it looks like it should be Jubilee Circle.
 - The minimum Pad Table has the Lot numbers and Blocks listed from the plat before it was revised (Blocks E and F are not listed at all).

- Haysville Police Department provided the following comments:
 - It is much easier to find an address by individual street name rather than 3-5 or six courts separated by hundred blocks; and when streets or cul-de-sacs have different names, it makes it easier for officers to remember where they are and gauge how far off, they need to be in emergency situations.
- Evergy emailed that they are working with the agent on additional easements and will need to mark street lights for approval by the City of Haysville, but may need to wait to work out the additional easements.

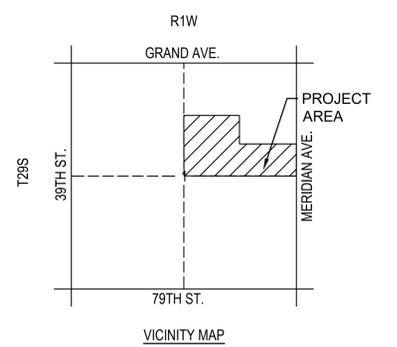
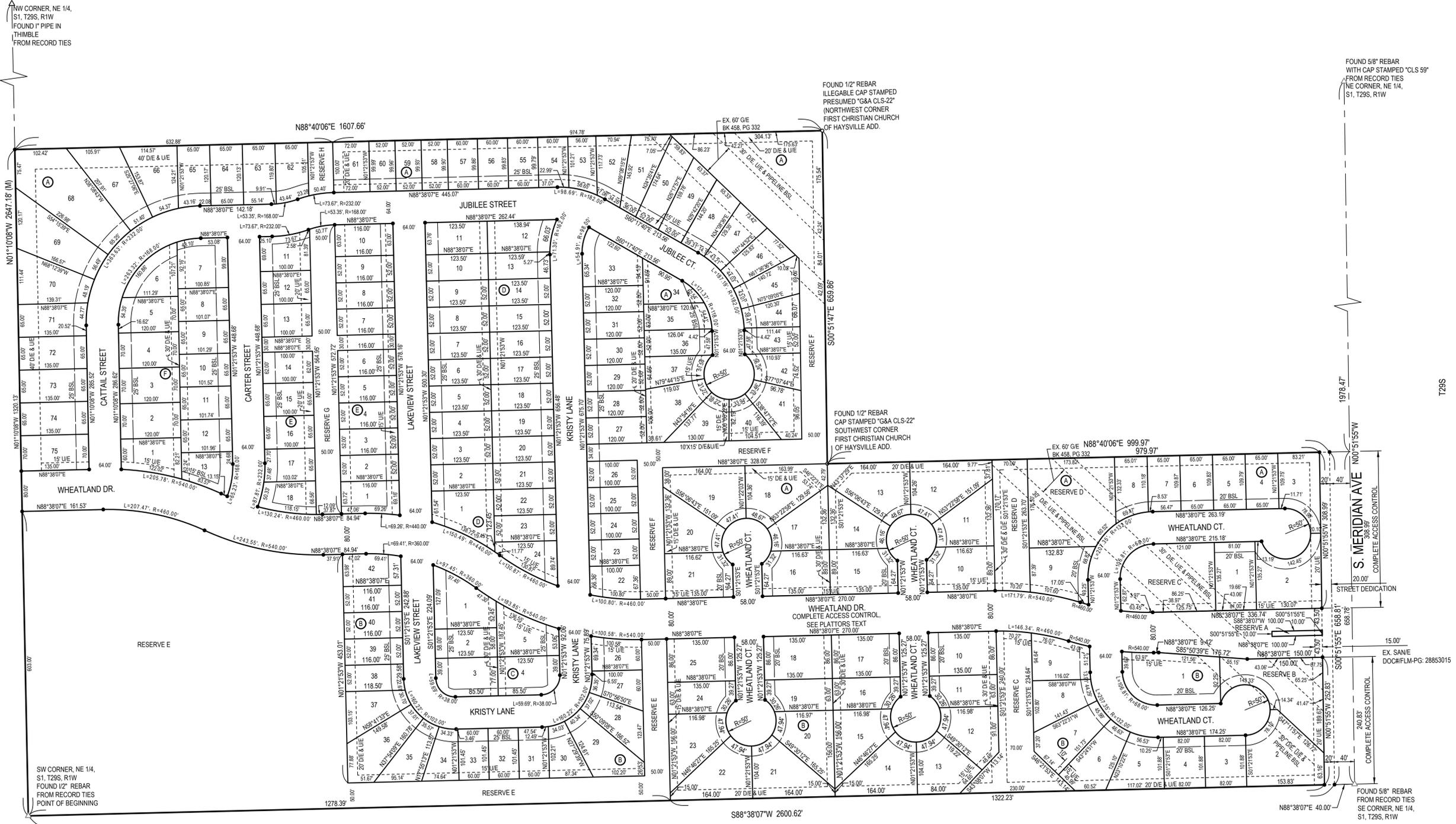
WHEATLAND VILLAGE ADDITION

TO CITY OF HAYSVILLE, SEDGWICK COUNTY, KANSAS

FINAL PLAT



- PLAT LEGEND**
- △ FOUND CORNER AS NOTED
 - FOUND MONUMENT AS NOTED
 - SET 1/2" REBAR WITH PEC CAP
 - BSL BUILDING SETBACK LINE
 - D/E DRAINAGE EASEMENT
 - U/E UTILITY EASEMENT
 - EX EXISTING
 - SANVE SANITARY SEWER EASEMENT
 - G/E GAS EASEMENT
 - L ARC LENGTH
 - R ARC RADIUS
 - CB CHORD OF ARC BEARING
 - CL CHORD OF ARC LENGTH



BASED UPON 2023, 10:58:56 AM BY REBECCA WELLES
 PLOTTED 10/03/2023 10:25:26 AM BY REBECCA WELLES
 D:\PROJECTS\2023\WHEATLAND VILLAGE ADDITION\PLAT\20230916_0001.PLT - NEW.DWG

PEC
 PROFESSIONAL ENGINEERING CONSULTANTS
 303 SOUTH TOPEKA
 WICHITA, KS 67202
 316-262-2691 www.pec1.com

WHEATLAND VILLAGE ADDITION

TO CITY OF HAYSVILLE, SEDGWICK COUNTY, KANSAS

FINAL PLAT

CERTIFICATE OF SURVEY:

STATE OF KANSAS)
) SS
 COUNTY OF SEDGWICK)

ON THIS _____ DAY OF _____, 2023, WE, PROFESSIONAL ENGINEERING CONSULTANTS, P.A., A PROFESSIONAL ASSOCIATION DULY AUTHORIZED TO PRACTICE LAND SURVEYING (CLS65), IN THE AFORESAID STATE AND COUNTY, DO HEREBY CERTIFY THAT, UNDER THE RESPONSIBLE CHARGE OF THE UNDERSIGNED, WE HAVE SURVEYED AND PLATTED, WHEATLAND VILLAGE ADDITION TO CITY OF HAYSVILLE, SEDGWICK COUNTY, KANSAS, INTO LOTS, BLOCKS, RESERVES AND STREETS, AND THAT THE ACCOMPANYING PLAT IS A TRUE AND CORRECT EXHIBIT OF THE PROPERTY SURVEYED TO THE BEST KNOWLEDGE AND BELIEF OF THE PROFESSIONAL ASSOCIATION, BEING DESCRIBED BY CHARLES W. BROOKSHER P.S. 1281 ON MAY 5TH, 2023.

THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 29 SOUTH, RANGE 1 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EXCEPT THAT PART PLATTED AS FIRST CHRISTIAN CHURCH OF HAYSVILLE ADDITION, HAYSVILLE, SEDGWICK COUNTY, KANSAS, AND FILED FOR RECORD AT PLAT CABINET PC 127-5, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID QUARTER THENCE NORTH 01°10'08" WEST ALONG THE WEST LINE OF SAID QUARTER A DISTANCE OF 1320.13 FEET TO THE SOUTH LINE OF FREEMAN SCHOOL ADDITION, CITY OF HAYSVILLE, SEDGWICK COUNTY, KANSAS; THENCE NORTH 88°40'06" EAST ALONG SAID SOUTH LINE A DISTANCE OF 1607.66 FEET TO THE WEST LINE OF SAID FIRST CHRISTIAN CHURCH ADDITION; THENCE SOUTH 00°51'47" EAST ALONG SAID WEST LINE A DISTANCE OF 659.86 FEET TO THE SOUTH LINE OF SAID FIRST CHRISTIAN CHURCH ADDITION; THENCE NORTH 88°40'06" EAST ALONG SAID SOUTH LINE A DISTANCE OF 999.97 FEET TO THE WEST LINE OF THE EAST 40.00 FEET OF SAID QUARTER; THENCE SOUTH 00°51'55" EAST ALONG SAID WEST LINE A DISTANCE OF 658.81 FEET TO THE SOUTH LINE OF SAID QUARTER; THENCE SOUTH 88°38'07" WEST ALONG SAID SOUTH LINE A DISTANCE OF 2600.62 FEET TO THE POINT OF BEGINNING. CONTAINS 63.728 ACRES.

CHARLES W. BROOKSHER, P.S. NO. 1281
 PROFESSIONAL ENGINEERING CONSULTANTS, P.A.

OWNER'S CERTIFICATION AND DEDICATION:

THIS IS TO CERTIFY THAT WE, THE OWNERS OF THE LAND DESCRIBED IN THE CERTIFICATE OF SURVEY, HAVE CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED ON THE ACCOMPANYING PLAT INTO LOTS, BLOCKS, RESERVES AND STREETS, TO BE KNOWN AS WHEATLAND VILLAGE ADDITION TO CITY OF HAYSVILLE, SEDGWICK COUNTY, KANSAS.

ALL EXISTING PUBLIC EASEMENTS, BUILDING SETBACKS, ACCESS CONTROLS, DEDICATED STREETS AND ALL OTHER PUBLIC DEDICATIONS LYING WITHIN THE LAND DESCRIBED IN THE CERTIFICATE OF SURVEY, ARE HEREBY VACATED BY VIRTUE OF K.S.A. 12-512B, AS AMENDED.

ALL ABUTTERS' RIGHTS OF ACCESS TO AND FROM MERIDIAN AVENUE ARE HEREBY GRANTED TO THE APPROPRIATE GOVERNING BODY; PROVIDED HOWEVER THAT ONE ACCESS OPENING AT WHEATLAND DRIVE SHALL BE GRANTED. ALL ACCESS OPENINGS ALONG MERIDIAN AVENUE ARE TO BE IN ACCORDANCE WITH CURRENT ACCESS MANAGEMENT STANDARDS.

ALL ABUTTERS' RIGHTS OF ACCESS TO AND FROM WHEATLAND DRIVE ALONG AND OVER THE SOUTH LINE OF BLOCK A, THE NORTH LINE OF BLOCK B, THE NORTH LINE OF BLOCK C, THE SOUTH LINE OF BLOCK D, THE SOUTH LINE OF BLOCK E AND THE SOUTH LINE OF BLOCK F ARE HEREBY GRANTED TO THE CITY OF HAYSVILLE.

EASEMENTS AS SHOWN FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITIES & DRAINAGE ARE HEREBY GRANTED TO THE PUBLIC. NO SIGNS, LIGHT POLES, PRIVATE DRAINAGE SYSTEMS, MASONRY FENCES, MASONRY TRASH ENCLOSURES OR OTHER STRUCTURES SHALL BE LOCATED WITHIN PUBLIC EASEMENTS UNLESS A USE OF EASEMENT PERMIT IS OBTAINED FROM THE CITY OF HAYSVILLE PUBLIC WORKS & UTILITIES DEPARTMENT.

A MASTER DRAINAGE PLAN HAS BEEN DEVELOPED FOR THIS PROPERTY. ALL INDIVIDUAL LOTS SHALL HAVE POSITIVE DRAINAGE AWAY FROM STRUCTURES IN CONFORMANCE WITH THE ACCEPTED PLAN. NO DEVIATIONS FROM THE PLAN SHALL BE ACCEPTED EXCEPT WITH WRITTEN PERMISSION FROM THE CITY ENGINEER'S OFFICE.

FEMA FLOODPLAIN AND REGULATORY FLOODWAY BOUNDARIES ARE SUBJECT TO PERIODIC CHANGE AND SUCH CHANGE MAY AFFECT THE INTENDED LAND USE WITHIN THE SUBDIVISION.

RESERVES "A" THROUGH "G" ARE HEREBY PLATTED FOR OPEN SPACE, DRAINAGE, LANDSCAPING, RECREATIONAL USES, ENTRY MONUMENTS, UTILITIES CONFINED TO EASEMENTS AND PRIVATE PARK. RESERVE "E" IS HEREBY PLATTED FOR OPEN SPACE, STORMWATER DETENTION, DRAINAGE, LANDSCAPING, RECREATIONAL USES, UTILITIES CONFINED TO EASEMENT AND SIDEWALKS. RESERVES "A" THROUGH "G" SHALL BE OWNED AND MAINTAINED BY ONE OR MORE OWNERS' ASSOCIATIONS TO BE FORMED.

ALL STREETS ARE HEREBY DEDICATED TO AND FOR THE USE OF THE PUBLIC.

MINIMUM PAD TABLE

LOCATION	MINIMUM OPENING (BFE + 2')
BLOCK A, LOTS 1-71	1291.7
BLOCK B, LOTS 1-46	1291.7
BLOCK C, LOTS 1-7	1291.7
BLOCK D, LOTS 1-24	1291.7

OWNER: SKY VIEW AT BLOCK 49, LLC

ERIC GILBERT, MANAGING MEMBER

NOTARY CERTIFICATE:

STATE OF KANSAS)
) SS
 COUNTY OF SEDGWICK)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2023, BY ERIC GILBERT, MANAGING MEMBER OF SKY VIEW AT BLOCK 49, LLC, OWNER OF THE PROPERTY DESCRIBED.

_____, NOTARY PUBLIC

MY APPOINTMENT EXPIRES _____

PLANNING COMMISSION CERTIFICATE:

THIS PLAT OF WHEATLAND VILLAGE ADDITION HAS BEEN SUBMITTED TO AND APPROVED BY THE CITY OF HAYSVILLE PLANNING COMMISSION, HAYSVILLE, KANSAS, APPROVED THE _____ DAY OF _____, 2023.

_____, CHAIR
 TIM AZIERE

_____, SECRETARY
 JONATHAN TARDIFF

DEPUTY COUNTY SURVEYOR'S CERTIFICATE

REVIEWED IN ACCORDANCE WITH K.S.A. 58-2005 ON THIS _____ DAY OF _____, 2023.

TRICIA L. ROBELLO, P.S. #1246
 DEPUTY COUNTY SURVEYOR
 SEDGWICK COUNTY KANSAS

GOVERNING BODY CERTIFICATE:

THIS PLAT IS APPROVED AND ALL DEDICATIONS SHOWN HEREON ACCEPTED BY THE CITY COUNCIL OF THE CITY OF HAYSVILLE, KANSAS, THIS _____ DAY OF _____, 2023.

_____, MAYOR
 RUSS KESSLER

ATTEST:

_____, CITY CLERK
 ANGELA MILLSPAUGH

CITY ATTORNEY'S CERTIFICATE

STATE OF KANSAS)
) SS
 CITY OF HAYSVILLE)

THIS PLAT HAS BEEN APPROVED ON THIS _____ DAY OF _____, 2023 TO THE PROVISIONS OF K.S.A. 12-401.

_____, CITY ATTORNEY
 JOSH POLLAK

TRANSFER RECORD:

ENTERED ON TRANSFER RECORD THIS _____ DAY OF _____, 2023.

_____, COUNTY CLERK
 KELLY B. ARNOLD

REGISTER OF DEEDS CERTIFICATE:

STATE OF KANSAS)
) SS
 COUNTY OF SEDGWICK)

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE REGISTER OF DEEDS OFFICE, AT _____ O'CLOCK _____ M, ON THIS _____ DAY OF _____, 2023.

_____, REGISTER OF DEEDS
 TONYA BUCKINGHAM

_____, DEPUTY
 KENLY ZEHRING

SAVED: 01/08/2023 4:11:11 PM BY REBECCA MELLES
 PLOTTED: 01/08/2023 4:18:56 PM BY REBECCA MELLES
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- ### Legend
- OGS Facilities
 - Designer Drip
 - Designer Test Point
 - Designer Anode
 - Designer Rectifier
 - Designer Bond Junction
 - Designer Ground Bed
 - Designer Cable
 - Bond Wire
 - Rectifier Cable
 - Designer Rural Tap
 - Designer Gas Pipe Casing
 - Casing
 - Insertion
 - Designer Meter Setting
 - Designer Non-Controllable Fitting
 - Coupling
 - Ell
 - End Cap
 - Expansion Joint
 - Flange
 - Reducer
 - Reinforcing Sleeve
 - Screw
 - Tee
 - Transition
 - Purge Point
 - Threaded O-ring
 - Unknown
 - Designer Gas Valve
 - Designer Location Notes
 - Designer Controllable Fitting
 - Short Stop
 - Three-Way Tee
 - Designer Regulator Station
 - Designer Town Border Station
 - Designer Excess Flow Valve
 - Designer Utility Easement
 - Designer Abandon Service Line
 - to be Removed (Contains Gas)
 - to be Abandoned (Contains Gas)
 - Removed (No Longer Contains Gas)
 - Abandoned (No Longer Contains Gas)
 - Designer Service Line
 - Status Not Available
 - New Design - Status Pending
 - Proposed
 - Approved
 - Under Construction
 - Operating
 - Designer Abandon Mains
 - to be Removed (Contains Gas)
 - to be Abandoned (Contains Gas)
 - Removed (No Longer Contains Gas)
 - Abandoned (No Longer Contains Gas)
 - Designer Mains
 - Status Not Available
 - New Design - Status Pending
 - Proposed
 - Approved
 - Under Construction
 - Operating
 - Designer Work Order Polygon
 - Status Not Available
 - New Design - Status Pending
 - Proposed
 - Approved
 - Under Construction
 - Operating
 - Service Point
 - Controllable Fitting
 - 3-Way Tee
 - Short Stop
 - Controllable Fitting
 - Short Stop
 - Three-Way Tee
 - Non-Controllable Gas Fitting
 - Insulated Coupling

376.2 0 188.08 376.2 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere
© Latitude Geographics Group Ltd.

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Notes

MEMORANDUM

TO: Haysville Planning Commission Members
FROM: Jonathan, Planning & Zoning Administrator
SUBJECT: Comprehensive Plan Review
DATE: November 9, 2023

Annual Review: An annual review of the Comprehensive Plan is required.

K.S.A. 12-747 (d) At least once each year, the planning commission shall review or reconsider the plan or any part thereof and may propose amendments, extensions, or additions to the same. The procedure for the adoption of any such amendment, extension, or addition to any plan or part thereof shall be the same as that required for the adoption of the original plan or part thereof.

History: The Comprehensive Plan was adopted in 2006 and has been revised from time to time with minor changes, such as: population updates, adding new parks, referencing updated plans, and addressing items that have been completed. This plan was originally developed to guide the City for 2020 anticipated growth. While some population projections and references are made to the year 2035; a review took place last year that allowed for public comment.

Recommendation:

- Schedule a public hearing for December 14, 2023 that allows for public comment.



CITY OF HAYSVILLE, KANSAS COMPREHENSIVE PLAN

PREPARED BY THE
HAYSVILLE PLANNING COMMISSION

WITH ASSISTANCE BY
CITY STAFF

ADOPTED ~~DECEMBER 15, 2022~~

Leading the Way Today to a Better Tomorrow

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Haysville Comprehensive Plan

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EXISTING CONDITIONS AND ISSUES

INTRODUCTION

The purpose of this section is to summarize technical reports that address current service and facility needs, existing trends in the community, and future growth projections. These technical reports, along with public input, serve as the foundation for the plan.

Information on topics such as population, land use, transportation, water, fire, and law enforcement are presented on the following pages of this section. Also presented are key planning considerations for each topic area. Thus, the questions - where is the community currently and what issues need to be addressed in the future - are answered.

POPULATION

The Haysville population growth rate has fluctuated at various increasing rates yearly. The 2020 Census indicated a 4.2% growth rate for Haysville from 2010, with 10,826 residents to 11,262 residents in 2020.

Based on WAMPO region population projections from September 2022, Haysville's anticipated population for 2030 is 12,492, a growth rate of 11% from the 2020 census.

The estimated population by 2040 will be 13,585, a growth rate of 21% from the 2020 census. The total square miles of the city limits are 4.74 as of October 2022.

ECONOMY OF THE AREA

Haysville is dominated by lower-density residential land uses. It is recognized that this concentration of lower-density housing is an appealing factor for many existing and potential new residents of Haysville. In recent years higher density housing has been developed, providing additional housing options for a wider range of income levels.

A crucial part of future community planning will be to balance the need for higher-density housing with the character of the existing community. Higher-density housing must be planned to blend with current developments and not adversely affect existing property values or alter the community's character.

Haysville is interested in recruiting new businesses and industries into its community. It has never been a self-supporting community because many of its residents work in nearby Wichita and do not have to depend on local sources for many goods and services. However, the city is determined to broaden its economic base by providing desirable sites for new business enterprises.

One of the most effective methods of promoting economic development is to make the city's land use regulations and permit procedures very clear to prospective businesses and industries. Through this kind of leadership by city Officials, the personal communication of the city's intentions for working with prospective industries to assist with site selection will enhance the chances of choosing a site in Haysville for their business activities. The long-term result of these leadership efforts will be the creation of jobs and the continued growth in population necessary to provide a broad base of public services for all the city's residents.

PHYSICAL FACTORS THAT AFFECT GROWTH AND DEVELOPMENT

The physical features of a community, both natural and manmade, significantly impact development. Natural characteristics, such as climate, terrain, soil, and water, as well as manmade features, such as airports and highways, present both opportunities and constraints for development. For example, the terrain in Haysville is relatively flat, which allows for construction at a minimum cost. However, several areas within the city have constraints that combine to restrict or prohibit urban development. Six of these local constraints are identified and discussed below:

Ridgelines - Ridgelines are elevated land areas separating natural drainage basins. Ridgelines primarily impact the development of public sewer facilities. If a sewer line must cross a ridgeline, the sewage may need to be pumped or forced over the ridgeline, which adds to the project's cost.

High Water Table - In Haysville and its Planning Area, water table levels range from a few feet below the surface along the river valleys to more than 50 feet below the surface in upland areas. If groundwater is very close to the surface (generally within six feet), it affects the development of sewer systems and buildings with basements. High water table areas in Sedgwick County are found primarily along the Arkansas River Valley and the Ninnescah River Valley.

Floodplains - The Federal Emergency Management Agency (FEMA) has identified areas throughout the County that are prone to flooding (generally low, flat areas close to rivers or creeks). FEMA has continued work on digitalization and remapping of communities, including Haysville. This work has also included in-depth studies of water movement. Floodplains and other wetlands provide habitat for local as well as migratory wildlife. Fourteen species of wildlife in Sedgwick County are protected, including the eastern spotted skunk and the speckled chub. Any development within these flood-prone areas is subject to FEMA regulations and possibly other federal reviews and permits. Floodplains are often considered ideal sites for parkways, open spaces, or nature preserves because of their diverse vegetation, endangered wildlife, and natural beauty.

Wichita-Valley Center Floodway – The Wichita-Valley Center Floodway provides flood protection for the Arkansas River. Crossing the Floodway with utilities requires special permitting and additional considerations. Utility crossings have already been established along Seneca Street and Broadway (US-81).

Groundwater Contamination - The Kansas Department of Health and Environment has identified specific areas in Sedgwick County with

groundwater pollution problems. Groundwater problems are due to a history of unregulated disposal of certain industrial solvents and wastes, agricultural compounds, and other production materials now known to be hazardous. The required cleanup of these areas can be costly, thus affecting existing land use and the future redevelopment potential of the contaminated areas. Most of these areas are either under study or being cleaned up by private property owners or state and federal agencies.

US-81 and KTA – The existence of US-81 and the Kansas Turnpike Authority and the access they provide to Wichita strongly effects Haysville’s development. The construction of the Kansas Star Casino in Sumner County (Mulvane) has likely increased the impact on Haysville’s growth. ~~in the South Broadway Corridor.~~ Preliminary data also suggests that additional routes are facing increased traffic, creating the need to monitor areas once believed outside of the growth timeframe of this plan.

LAND USE AND GROWTH

The Haysville Area of Urban Growth contains ~~23.56~~20.43 square miles of land, which is used for various land use activities. These activities range from agricultural uses to industrial uses.

Suburban development in the Planning Area has generally consisted of unplatted tracts and lots in the range of 1 to 20 acres in size. Generally, this precludes continued agricultural use. This type of development, if not properly located, can impact future urban growth patterns, removing prime agricultural land.

The Comprehensive Plan should not only address the direction and timing of growth, but also consider the pattern and quality of future land use. Patterns, intensities, and standards for land development are regulated by subdivision and zoning regulations. Undeveloped land is zoned for appropriate land uses and then subdivided into lots. Land use conflicts and impacts are supposed to be minimized or prevented through this process. For instance, distance or buffers of intermediate intensity should protect residential land uses from industrial use. Impacts generated by various land uses, such as traffic generation, are minimized by the regulation of intensity and the location of a development so that traffic does not congest the streets serving a development. Zoning districts vary by ranges of allowable intensities of residential, commercial, and industrial land uses.

PLANNING CONSIDERATIONS

1. Sizable tracts of presently undeveloped and unincorporated land are needed to accommodate Haysville's anticipated growth. Future land use decisions should consider impacts on municipal financing, community resources, unique natural areas and the demand for water, sanitary sewer and transportation improvements.
2. In the future, the development of additional employment opportunities in Haysville will provide a more balanced community relative to jobs and housing.
3. Directing urban growth away from prime agricultural land and discouraging large rural residential lot development could work together to preserve the economic benefits of agriculture and the rural landscape in the Planning Area. Another tool for achieving this would be the requirement for rural residential development to be clustered on small portions of farm acreage.

4. Urban design and land use location guidelines could be used as a systematic guide to evaluate the location, pattern, intensity, and aesthetics of new development. Keyed to the impact of the automobile, location criteria can guide land use decisions to appropriate locations of intersections and along streets in the street network hierarchy. Design criteria can recommend appropriate intensities of land use, and location criteria takes into account the natural environment and surrounding development factors.

TRANSPORTATION

The availability of transportation facilities is key to maintaining and enhancing the mobility that residents of Haysville and the Planning Area currently enjoy. Our ability to travel to and from Wichita, throughout Sedgwick County and to destinations in nearby Counties is affected by the types of streets and highways that make up the overall roadway system.

ROADWAYS

On a daily basis, no other transportation system impacts the citizens of the Planning Area more than the network of residential streets, streets serving schools, businesses and offices, collector streets, arterial roadways, US Highway 81 and the Kansas Turnpike Authority. Within the overall Planning Area, the network of roads is built around a grid system of section line roads. The key transportation links are US-81 and the KTA, which connect Haysville with Wichita and the Metropolitan Area's interstate freeways (I-35, I-135 and I-235).

Even though the commuting time is relatively short, the current roadway system will require future improvements.

TRANSIT SERVICE

Haysville Hustle is a city-operated, on-demand, low-cost public transportation service offered to Haysville residents of all ages. Currently, one fourteen-passenger bus is used to cover the 23.56 square miles of our Area of Urban Growth service area. The Haysville Hustle connects to Wichita Transit and select Derby locations, providing citizens access to neighboring city amenities and services. There is a need for regional partnerships to expand these options. Currently, public transportation is provided by Sedgwick County's Department on Aging (SCDOA) paratransit service and Sedgwick County Transportation (SCT). Locally, the Haysville Hustle began operating in 2020.

BICYCLE FACILITIES

The people of Haysville currently enjoy over ~~12.89~~14.62 miles of bicycle paths (i.e., those that are completely separated from vehicular traffic).

Increased levels of bicycling and walking transportation will not only result in significant personal benefits to the citizens of Haysville in terms of health and physical fitness, but benefits would also be realized for the environment and the community's general transportation system. Replacing automobile trips with non-motorized and non-polluting bicycling or walking trips would reduce pollution from vehicle exhaust. Developing bicycle and/or pedestrian paths

also can yield recreational, educational and aesthetic benefits. Efforts to facilitate bicycling and walking can also result in the development of a travel option for those who choose not to drive for some of their trips and those who are too young or unable to drive an automobile.

PLANNING CONSIDERATIONS

1. The transportation network must operate in a manner that maximizes public safety and convenience and does not impose upon the enjoyment of private property. To accomplish this, it is important that appropriate designs and regulations are developed (i.e., landscaped boulevards, major street setbacks, bike path reserves, etc.). Furthermore, it is critical that transportation system planning mesh with long-range land use planning efforts to create a cost-effective and efficient transportation network for the entire community.
2. The transportation network must operate in a cost-effective, efficient, and multi-modal manner, which creates links between local jurisdictions within the metropolitan area to benefit the region as a whole. Establishing vital links between the small communities will create economic development opportunities and allow for the utilization of increased multi-modal miles available to Haysville's residents.
3. As Haysville, Wichita, other small communities, and rural Sedgwick County grow, it will become vital to provide effective transportation alternatives besides the automobile. Environmental factors (i.e. air quality), population and employment characteristics, and the location of employment centers, residential areas, and recreation areas in relation to one another will require a strong look at transportation alternatives to enhance the mobility of all segments of the community. The economics of auto travel in the future may force a greater percentage of people to rely on such alternatives.
4. The presence of an effective bicycle path system creates the opportunity for recreational activity and alternative transportation. The desire for a complete system will require: including new bike trails in the Capital Improvements Program; monitoring road improvements to include sidewalks, paved shoulders, or wide curb lanes; and continual review of the route system and bicycle plan.
5. As the population of Haysville ages, the need for safe and accessible transportation increases. This includes retrofitting existing sidewalks and multi-use paths with ADA compliant ramps and replacing areas to meet incline/decline recommendations. Consideration also needs to be

given to marked pedestrian crossings or light-controlled crossings, based upon street widths and traffic volumes.

WATER

The City of Haysville Water Utility serves Haysville residents and various private individuals and businesses in unincorporated areas of Sedgwick County. Haysville's water supply consists of five wells located on the west side of Haysville. Haysville has additional water rights located on the Public works facility. c

The city has one elevated water storage tower near Meridian and Grand Avenue, five groundwater wells, 1.1 million gallons of ground storage, and a duplex high-service pump station. The high-service pump station near the original treatment facility pumps the treated water to the water tower and into the distribution system.

There is concern over the existing groundwater plume from Occidental Chemical Corporation's plant northwest of the city. Occidental Chemical Corporation's predecessor's Vulcan Chemical and Frontier Chemical, previously produced chlorine. This plume is being monitored by KDHE and the EPA.

PLANNING CONSIDERATIONS

1. Based on population forecasts and water demand projections, the city will need to either activate the Cowskin Creek Well Field or obtain additional water supply before the year 2035. There is a water right and treatment supply study budgeted for 2023.
2. An effective water resource conservation program promotes the wise use of water supplies. By conserving water, bills may remain low and less water usage may provide a cushion of time to delay the need for additional supplies. Conservation of water is both economically and environmentally sound.
3. It can be expected that EPA water treatment standards will become more stringent. This will require additional capital expenditures beyond the system's normal operation, maintenance, and expansion costs, which are relatively unpredictable.
4. Continuous system and plant upgrades and remedial maintenance activities would improve system efficiency and allow the water utility to

meet growth and water use pressures. Such measures implemented at the appropriate time can conserve water and save money.

5. The City of Haysville should continue to monitor the contaminant plume from Occidental Chemical Corporation to verify that it is not migrating toward the city's water supply wells. Any potential water supply well sites should also be reviewed with Occidental Chemical Corporation to verify that they will not adversely affect the plume.
6. A Water Master Plan was completed in 2022. The plan identified the primary concerns in the system are available fire flows on small diameter and dead-end waterlines and storage volume considerations. It was recommended to complete waterline loops on the outer edges of the distribution system. It does not appear additional storage is required to support projected 2040 demands.

WASTEWATER

The availability of a reliable and cost-effective sanitary sewer network is required if projected urban densities are to be achieved. The timing for construction of wastewater improvements often dictates when land on the city's fringe can develop. In effect, the capacity of the wastewater system, natural and topographic constraints, and system design limitations strongly influence the direction and limits of future urban growth and development.

PLANNING CONSIDERATIONS

1. The corrosive nature of sewage can cause ongoing damage to pipes and treatment facilities. Given the age of much of the wastewater collection (piping) system, it is important to continue the city's efforts to install cured-in-place pipes. Continuous evaluation of the sanitary system should continue to guide the comprehensive rehabilitation and replacement program, which prevents system failures and breakdowns.
2. It can be expected that EPA standards will become more stringent regarding the removal of pollutants from sludge and wastewater. As this happens, the cost of treating sewage will increase.
3. The ability to reduce pollutants entering the public system through effective pretreatment will save costs by extending facility lifetimes. Pretreatment close to the waste production source will reduce the corrosiveness of the wastes traveling long distances within the system and will provide a waste stream that is easier to treat prior to release.
4. The availability of sewers is a prime factor for the development of an area. The need for rational expansion due to higher treatment costs and EPA standards will require that continuous assessment of proposed extensions and expansions takes place.
5. Recycling of these waste products is possible and can supplement other resource recovery and environmental efforts. As EPA standards become more stringent, the possibility of using these products is greater. Graywater can be used for irrigation, industrial uses, or even drinking water purposes, and sludge may be available for greater land application.
6. The Wastewater Master Plan identifies improvements, additions, and modifications to the sanitary sewer collection system to provide sanitary services for future development.

STORMWATER

Drainage characteristics significantly affect the development of water and sewer lines, roadways, building sites, and the general pattern of land use and urban growth. The natural system of ridges and streambeds is the basis for the movement of stormwater. The natural drainage system in Haysville is supplemented by three manmade components: streets, storm sewers, and open channels. Street drainage most often affects the public. Streets carry storm run-off from yards, parking lots, and other surfaces by way of street gutters or roadside ditches to the underground system of storm sewers or directly to a river or stream. The drain systems effectiveness depends on the interaction of both natural and manmade features within each drainage basin.

The D-21 Study was recently completed in the area around Meridian. Design plans have been completed, and construction is scheduled to begin in 2023. The County storm water plan provides a pathway for runoff from 79th St. South to 95th St. South.

Regulatory and facility devices must work in a coordinated manner to minimize potential flooding, prevent personal property damage, preserve water resources, and enhance natural habitats and environmental characteristics.

A stormwater utility program has been created to generate the funds necessary to implement regulations and assist with future improvements due to additional requirements.

PLANNING CONSIDERATION

1. The consequences of poor drainage management are: damage to private property, wasted public improvement dollars, loss of economic development opportunities, destruction of environmental characteristics, and degradation of the general "quality of life" in Haysville. The private landowner and developer must be responsible for drainage management on their property before the run-off enters the public system, which must effectively collect and transport stormwater through town.
2. Stormwater management benefits the individual and the community. Drainage basins extend beyond political and property boundaries. Drainage or run-off from outside the city of Haysville's drainage system affects Haysville; conversely, run-off from Haysville impacts other areas downstream. This requires that a system of management devices be

implemented in coordination with land use development and other infrastructure improvements throughout the County.

3. The two primary purposes of the stream and creek channels are to move water and provide natural habitats that contribute to the overall "quality of life" in a community. The impacts of land development and facility implementation should be minimized so that both purposes can be accomplished in a community-acceptable manner.

LAW ENFORCEMENT

Police protection is one of the most fundamental services provided by a municipal government. Protecting lives and property, enforcing the laws, apprehending criminals, recovering stolen property, locating missing persons, and traffic safety are among the many responsibilities and services that we as citizens, have come to expect from our local police department. To better serve the citizens of Haysville, the Police Department remodeled and relocated to a new facility in 2010. Currently, this meets the needs of the community and department through 2030. Further expansion will depend on population and commercial growth.

Police protection in Haysville is provided by the Haysville Police Department. The Haysville Police Department employs 34 people, 26 of whom are commissioned officers. The Police Department provides investigation, road patrol, animal control, nuisance control and community policing.

Sedgwick County provides dispatching. The Haysville Police Department is staffed to receive non-emergency calls 24/7.

PLANNING CONSIDERATIONS

1. Budgeting constraints, crime rates, and desired level of police protection will ultimately decide police department staffing. Conservative estimates at this time for police staffing needs, based on a national average is to maintain a staff of 2.5 officers per 1,000 citizens of Haysville.

FIRE PROTECTION FACILITIES

Fire protection in Haysville is provided by the Sedgwick County Fire Department. In 2014, the Sedgwick County Fire Department finished the construction of Fire Station #34, and moved all operations to Haysville. Residents of Haysville continue to benefit from the ISO 2 classification and the rating will expand to include residents in Haysville's growth area.

The Sedgwick County Fire Department provides firefighting services, rescue and emergency medical response, fire prevention and education, fire investigation, and hazardous materials response.

PLANNING CONSIDERATIONS

1. As Wichita and surrounding smaller cities, that provide their own fire protection grow the tax base for the Sedgwick County Fire Department diminishes creating a substantial increase in taxes levied to the citizens of Haysville to fund the Sedgwick County Fire Department.

EMERGENCY MEDICAL SERVICES

Providing advanced life support in medical emergencies and safe transportation to a hospital are the primary responsibilities of the Sedgwick County Emergency Medical Service (EMS), which is located within city limits at 63rd and Mabel.

PARKS, OPEN SPACES AND RECREATION

One of the important recreational assets of our community is the parks and open space system, which provides the opportunity for both indoor and outdoor recreation. The City of Haysville contains ~~1517 active-total~~ public parks, ~~and 43 active parks, and 14~~ passive parks. Two other sources of open space are school grounds and privately reserved lands.

The Haysville Recreation Department and its services are one of the primary elements contributing to the community's quality of life. The Recreation Department provides public recreation programming to the youth and adults of the community. Youth programming includes recreation and special activities, arts, sports and aquatics. Adult programming includes fitness, special activities, and sports. School related services such as latchkey, days that school is out during the school year and summer programs are also provided by the Recreation Department.

In 2016 construction began on the new Haysville Activity Center in Fred Cohlma Memorial Park. The building was open to the public on June 12, 2017. The new 24,000 sq feet facility is comprised of weight room, Wellbeats virtual fitness classes, instructional classroom, rental room, two full-size basketball courts, an elevated walking/jogging track, offices and storage. The facility has helped improve the quality of life to the citizens of Haysville by providing a full realm of recreation programming. The size of the facility was decreased during design to meet budget, but design included expansion possibilities which is anticipated to be needed by the year 2025.

The Haysville Park Plan was updated in 2022, and reflects the changes made to the park system. In 2015 the history of each park was included. The addition ensures Haysville's past for reference from future generations. The 1% sales tax facilitated in 2014 brought improvements to all the parks,

In addition to city park facilities, there are several private neighborhood facilities. These are located within the Country Lakes Addition, River Forest 2nd Addition, and Timber Creek Estates Addition.

PLANNING CONSIDERATIONS

1. The acquisition of additional park land should focus on placing parks in strategic locations to meet the demands of population growth. It is important that the open space system and associated recreational facilities address vocational and public needs. Assessing these needs involves an understanding of park use and recreation trends in the community through direct public input.

2. Park lands of various sizes and locations will be needed in the future. In the case of neighborhood parks or recreation corridors, future acquisition or public access to land may require mandatory land dedication or fees in lieu of land so the burden of new growth upon the existing tax base is minimal and tax dollars can be utilized for community wide park improvements and operations.

LIBRARY

The Haysville Community Library provides a valuable public service by making available materials and services that help to fulfill the community's recreational, educational, informational, and cultural needs. Services include book and media loan, computer use and classes, reference and reader's advisory assistance and programs for children and adults.

The relocation and expansion of the library has enhanced the overall effectiveness of the library service. Increased space has provided the library the ability to customize its service by providing room for both a larger collection and increased programs.

PLANNING CONSIDERATIONS

1. Population alone does not tell the whole story about a community. Age, income level, travel patterns, ethnic and cultural backgrounds, education, family structure, and other facilities and services have a bearing on how libraries are utilized. Library service can be enhanced if library programs, materials, and facilities are tailored to meet the specific needs of the community.

PUBLIC SCHOOLS

School districts in Kansas are independent taxing units with boundaries that are separate from the political boundaries of cities and counties. Public education within the Planning Area is primarily provided by USD 261.

Future District expansion will be determined by population growth within the USD 261 boundaries. The School District has established ideal enrollment levels for each facility and those levels will play a role in determining the need for new or expanded school facilities. The school district is currently undergoing a demographic and facility study. The study is expected to be completed in 2023 and will help determine what is needed for future growth and how these issues will be addressed.

PLANNING CONSIDERATIONS

1. School districts and other governmental entities should work together to ensure that appropriate facility development takes place. Projected land use patterns, population growth, and location criteria set the foundation for school site selection, facility size and number, provision of transportation, and other educational policies. The coordination of agencies involved in these activities, through the establishment of an intergovernmental/interagency committee comprised of city, county and school district officials, will aid in creating more efficient school systems.
2. School districts and other organizations and agencies (i.e., parks, libraries, continuing education, and social services) should work to get the most use of existing and future facilities. By using a school for traditional education purposes during the day and community activities and programs during other hours, maximum use of the facility and tax dollars can be achieved. By promoting multiple uses of existing facilities, the school building can remain a focal point for an entire neighborhood as well as maximize the use of existing resources.

HISTORIC PRESERVATION

Recognizing the importance of Haysville's heritage and the need for its protection, the Haysville City Council adopted a preservation ordinance in 1991 and designated the "original town" of Haysville as a Historic District. In 1999 much of the original "historic landmarks" were demolished by a tornado. In 2004 the Haysville City Council adopted a Historic Master Plan to recreate the historic nature of Haysville.

PLANNING CONSIDERATIONS

1. Much of the funds that are needed to complete the Haysville Historic Master Plan will need to be acquired through private foundations and donations. c
2. The city should continue to provide a mechanism to identify and conserve the distinctive historic and architectural characteristics and other historic resources of the City of Haysville, which represent elements of the city's cultural, social, economic, political and architectural history.
3. The function of the Historic District and characteristics of the Historic District Overlay should periodically be re-evaluated for appropriateness. As the city expands programming available in the district, conflicts between historical preservation and event logistics may occur.

GOALS AND OBJECTIVES

INTRODUCTION

The establishment of planning goals and objectives for the City of Haysville is considered one of the most important steps in the planning process. These goals and objectives take into consideration not only the provision of the physical needs of the community; they also consider the social, economic and governmental needs.

Long term goals identified in the Comprehensive Plan will be the basis for day-to-day decisions. The land use plan is the framework on which the city's zoning ordinance and subdivision regulations are based. Unfortunately, these plans often do not provide the detail necessary to correctly make these daily decisions. While they provide a general prospective of future change, a more detailed guidance system is sometimes needed to assure incremental progress. For example, the economic development efforts directed by the city will require specific guidelines and policies that are formulated by Haysville's Governing Body based on the contents of this Comprehensive Plan.

The goals and objectives found in this Comprehensive Plan provide direction. They are detailed enough to be referred to when considering individual zoning, subdivision, annexation or other public improvement matters. They provide specific criteria to assure that day-to-day decisions are made with respect to the overall Comprehensive Plan.

Goals and Objectives also provide a second function beyond that of directing change. They assure that the Comprehensive Plan will truly accomplish the development desired by the people in the Haysville Community. In this respect, this section is a reflection of local attitudes and, if followed, future development will conform to local desires. It is, therefore, these goals and objectives that comprise the heart of the city's Comprehensive Plan. They should be referred to as frequently as the Future Land Use Plan Map, Comprehensive Park Plan, Historic District Master Plan, ~~South-Broadway Corridor Plan~~, and South Meridian Corridor Plan which is hereby made a part of this Comprehensive Plan by reference, or any other portion of the Comprehensive Plan.

Goals and objectives are dynamic, and as a community changes, so must its goals and objectives. Therefore, it is recommended that periodic review and revision be made in these goals and objectives to reflect new and/or more specific needs and desires of the Haysville citizens.

The goals and objectives for the City of Haysville are listed under the following headings:

1. Population
2. Economic Development
 - Industrial Development
 - Commercial Development
3. Land Use Planning
 - Urban Development
 - Urban Area of Influence
4. Quality of Life
 - Public Utilities and Service
 - Community Facilities/Recreation/Education
 - Emergency and Security Services
5. Transportation
6. Housing
7. Plan Implementation and Community Management
 - Zoning Ordinance and Subdivision Regulations
 - ~~South Broadway Corridor Plan~~
 - South Meridian Corridor Plan
 - Capital Improvement Program

POPULATION

- GOAL: Encourage the orderly and planned in-migration of people to the Haysville area and work to maintain continued population growth.
- Objective 1: To provide amenities instrumental in recruiting new employers (jobs) into the area.
- Objective 2: To guide future development through on-going comprehensive planning.
- Objective 3: To offer home buying incentives for all financial demographics, to increase housing diversification within the community.

ECONOMIC DEVELOPMENT

GOAL: Build partnerships with Government, Business, and Community to support economic development.

Objective 1: Establish ways to communicate with and educate the community on economic development activities such as a partnership forum.

GOAL: Attract new retail, commercial, and industrial businesses.

Objective 1: Align regulations for new business with economic development goals and program of work.

Objective 2: To provide support for new businesses and expansion/retention of existing businesses.

INDUSTRIAL DEVELOPMENT

GOAL: Provide a diversified, stable industrial sector that will afford the citizens of Haysville a broad economic base.

Objective 1: To preserve existing industrial sites and create new industrial sites as needed, supported by long-range zoning protection.

Objective 2: To use fiscal incentives to attract new industry, such as, plastics and fiberglass molding, warehousing, packaging and high technology type industries, e.g., explore the use of tax increment financing; Business Incubator Buildings for both manufacturing and retailing operations; expansion of designated enterprise zones; industrial revenue bonds; extension of requested public utilities at the least possible cost to the industry; etc.

Objective 3: To encourage large scale warehousing and manufacturing facilities to locate on existing industrial park sites.

Objective 4: To develop or redevelop sites within the city's subdivision jurisdiction which are appropriately located for light industrial uses.

Objective 5: To encourage industries which will provide jobs to the citizens of Haysville.

COMMERCIAL DEVELOPMENT

GOAL: Provide opportunities for the continuation and expansion of retail activities in the Haysville area.

Objective 1: To preserve and continue development of commercial activities within the city.

Objective 2: To develop adequate parking in close proximity to centers of commercial activity.

Objective 3: To encourage in-migration of new commercial activities and expansion of existing commercial activities in all sectors of the city's economy.

LAND USE PLANNING

URBAN DEVELOPMENT

GOAL: Assure an orderly planned future for the City of Haysville.

Objective 1: To develop and maintain a future land use plan and land use plan map which will assure the highest and best use of all parcels within the city.

Objective 2: To guide development in Haysville by strictly enforcing the city's land use tools.

Objective 3: To maintain an efficient and publicly responsive planning and implementation process.

Objective 4: To keep planning and implementation tools current and up to date.

Objective 5: To strategically annex properties in a contiguous manner and avoid creating unincorporated "pockets" surrounded by the city.

URBAN AREA OF INFLUENCE

GOAL: Work toward more efficient use of land within Haysville's Area of Influence.

Objective 1: To guide development in Haysville's Area of Influence by strictly enforcing the city's land use tools.

QUALITY OF LIFE

PUBLIC UTILITIES AND SERVICES

GOAL: Provide a service network system that will meet the needs of the community through a continuing maintenance program, an orderly modernization program, and an ongoing search for improvement through alternative systems.

Objective 1: To budget funds so that improvements may be made within fiscal limits of the city by adopting, annually, a Capital Improvement Program (CIP).

Objective 2: To ensure that public and privately operated utilities are adequate to accommodate present and future needs of the city.

Objective 3: To evaluate and plan for the physical expansion of the Water System and the Wastewater System to accommodate development needs.

Objective 4: To develop a method of financing the maintenance and replacement of streets.

COMMUNITY FACILITIES/RECREATION/EDUCATION

GOAL: Provide a complete range of recreational facilities and services at the neighborhood and community levels and provide for the educational and cultural needs of all residents at all age levels, with the highest quality of services available.

Objective 1: To continue implementation of a parks and recreation program which will meet local needs and make facilities and services accessible to all city residents and visitors.

Objective 3: To expand existing programs and develop new programs for pre-school, young adults, adults and the elderly populations.

Objective 4: To continue to develop new programs at the library.

Objective 5: To continue to expand cultural and historical opportunities for residents and visitors.

Objective 7: To develop a complete network of hike and bike paths to serve both existing and future developments.

EMERGENCY AND SECURITY SERVICES

GOAL: Maintain a high level of emergency and security services.

Objective 1: To maintain a high quality of Emergency Medical Services.

Objective 2: To maintain a high quality of fire protection and prevention thereby continuing excellent ratings from the State of Kansas Insurance Services Office.

Objective 3: To maintain high quality police protection.

Objective 4: To maintain emergency preparedness teams for early warnings of dangerous weather, transport spills, etc. for providing aid to residents under emergency situations.

Objective 5: To continue the Haysville Police Department's involvement with USD 261's crisis team.

TRANSPORTATION

- GOAL: Classify and delineate the function, location, standards and methods of financing for local, collector and arterial streets to efficiently serve the community.
- Objective 1: To maintain an efficient and safe transportation system accessible to all residents of the community.
- Objective 2: To maintain Haysville representation on the Wichita Area Metropolitan Area Planning Organization (WAMPO). Perform activities and updates to the metropolitan area Long Range Transportation Plan (MOVE 2040).
- Objective 3: Coordinate with future long-range efforts by WAMPO and Wichita Transit for a neighborhood type “connector/circulator” transit route service in Haysville, and for connections to major employers and the main system in Wichita.
- Objective 4: To design improvements where appropriate for major roadways to include paved shoulders or bike lanes to accommodate bicycling, consistent with complete street concepts.

HOUSING

- GOAL: Provide a variety of housing choices for current and future populations.
- Objective 1: To insure high quality neighborhoods and residential areas.
- Objective 2: To provide diversity in housing types and styles.
- Objective 3: To encourage a range of housing prices thereby accommodating needs of all potential residents.
- Objective 4: To protect residential areas from incompatible land uses through enforcement of existing regulations and ordinances.
- Objective 5: To protect residential areas from incompatible land uses through the creation of new zoning districts and the updating of current ordinances.

PLAN IMPLEMENTATION AND COMMUNITY MANAGEMENT

ZONING AND SUBDIVISION REGULATIONS

- GOAL: Plan and guide the development of Haysville into desirable, efficient and compatible patterns consistent with long-range community goals.
- Objective 1: Review future zoning and subdivision proposals for consistency with the Comprehensive Plan.
- Objective 2: To research and utilize implementation tools to preserve prime farmland and protect it from the intrusion of "nonfarm" uses.

SOUTH BROADWAY CORRIDOR PLAN

- ~~GOAL: To guide the development and redevelopment of the South Broadway Corridor and provide for improved transportation, an efficient development pattern and an attractive environment which will improve the economic potential of the corridor.~~
- ~~Objective 1: Review future development and levels of redevelopment proposals for consistency with the South Broadway Corridor Plan.~~
- ~~Objective 2: Implement zoning and subdivision regulatory changes, reviewing the changes for effectiveness during the annual review of zoning and subdivision ordinances.~~

SOUTH MERIDIAN CORRIDOR PLAN

- GOAL: To guide the development and redevelopment of the South Meridian Corridor and provide for improved transportation, an efficient development pattern and an attractive environment which will improve the economic potential of the corridor.
- Objective 1: Review future development and levels of redevelopment proposals for consistency with the South Meridian Corridor Plan.

Objective 2: Implement zoning and subdivision regulatory changes, reviewing the changes for effectiveness during the annual review of zoning and subdivision ordinances.

CAPITAL IMPROVEMENT PROGRAM

GOAL: Provide for the acquisition and/or development of the physical needs of the city in not only a fiscally responsible manner but also in a timely manner.

Objective 1: To prepare a Capital Improvement Program and review annually as part of the annual budgetary process to carry out orderly long-term finance for public improvements.