

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

Agenda

November 10, 2022

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 13, 2022
- IV. Special Order of Business
- V. New Business
 - A. Consideration of MAPD Case – Telecommunications Facility 165 foot monopole tower - 1300 E 69th St Haysville, Sedgwick County, Kansas, Area of Influence
 - B. Public Hearing of Comprehensive Plan
- VI. Old Business
- VII. Correspondence
- VIII. Off Agenda
- IX. Adjournment

HAYSVILLE PLANNING COMMISSION/BOARD OF ZONING APPEALS

Minutes

October 13, 2022

The regular Planning Commission Meeting was called to order by Chairperson Tim Aziere at 6:00 p.m. in the Council Chambers at the Haysville Municipal Building, 200 W. Grand.

Those members present were Jeff Blood, Fred Plummer, Nicole Franken, Tim Aziere, Debbie Coleman, Laura Adkins, and Mark Williams. Also present were Planning and Zoning Administrator Jonathan Tardiff, and Deputy Administrative Officer Georgie Carter.

The first item of business was the Minutes of September 22, 2022.

Coleman noticed that on page 13 that it should read there were no off-agenda items, not three.

Adkins noticed on page 11 the second paragraph, the second sentence that it should read Aziere stated not started.

Motion by Coleman, seconded by Adkins with corrected changes.

To approve the minutes with corrected changes.

Blood aye, Plummer aye, Franken aye, Aziere aye, Coleman aye, Adkins aye, Williams aye.

Motion carried.

Under new business was the vacation request of a portion of complete access control for property located at Lot 1, Block 2, Suncrest Addition.

Aziere read the opening statements.

Motion to open the public hearing by Coleman, and seconded by Adkins.

Blood aye, Plummer aye, Franken aye, Aziere aye, Coleman aye, Adkins aye, Williams aye.

Motion carried.

Aziere asked if any member of the planning commission had a conflict of interest in this case.

Blood stated he had a conflict of interest in the case as he was the previous owner and had submitted the vacation request.

Aziere asked for staff to present the staff report.

Tardiff presented the staff report stating that the previous owner submitted the application and the property was sold in September of this year. The new owner has signed the dedication of access control and is aware of the application. The vacation request is for the west 100 feet of the platted access control to Hydraulic Court located on the north side of the property to allow a home to be built with access on the north side to match residential development.

The Suncrest Addition was platted in 1999 with the County, and due to the cost of providing water to this area, it was annexed by the city after it was platted and construction had begun. This lot was originally platted to be commercial but was annexed as residential. The access control was never corrected on the East and South sides of the lot. For this lot to be commercial, it requires sanitary sewer, and it is not feasible for one lot. The lot has been vacant since 1999.

Utility companies were contacted and their comments are in the report. The public hearing notice was published on September 22 and mailed to area residents on the ownership list. The Deed of Dedication will add complete access control along the East side (Hydraulic Avenue), and to the South side (71st Street) of Lot 1, Block 2 with this action. This was requested by city staff, and recommended by Sedgwick County Public Works in their comments. Staff does not see any negative impact on the residents in the area, and recommends approval of the vacation request. The owner is out of town and is unable to attend.

Aziere asked if any members of the planning commission had questions for the staff. Williams asked how many homes were going there as it is a big lot. Tardiff said just the one home.

Aziere asked if there were any other questions for the staff. There was none. Aziere asked if the applicant was present. Carter stated that the applicant was planning to be here, but his job was delayed. Aziere asked the commission if the applicant was present was there any questions they would ask. There was none.

There was no one present from the public and Aziere entertained a motion to close the public hearing.

Motion to close the public hearing by Williams, and seconded by Coleman.

Blood aye, Plummer aye, Franken aye, Aziere aye, Coleman aye, Adkins aye, Williams aye.

Motion carried.

Aziere opened the floor to the Commission's comments. Aziere stated that for clarity there was no graphic showing the dimensions of the lot provided, but had staff print one-off, and the North line that is under question has a full length of 240 feet and we are only vacating the west 100 feet of that. So we would still maintain access control for the first 140 feet, so if cars are accumulating from Hydraulic Court to Hydraulic Street to get out will not block the driveway for this small subdivision would only be a couple of cars at once.

Aziere also stated he had a question about the provided access control asking for the west 100 feet and giving up on the face of this dedication of access control document the north 150 feet of Lot 1, Block 2, against Hydraulic, and the west 100 feet of Lot 1, Block 2 of Suncrest Addition. Looking at the platted dimensions, this does not fully cover what is on that, and we need to amend this document and have a new document signed before we can approve it. Aziere stated we can approve it subject to that action, but it needs complete access control against both 71st Street and Hydraulic.

Aziere entertained a motion.

Motion by Adkins, second Coleman to approve the vacation request of a portion of complete access control for property located at Lot 1, Block 2, Suncrest Addition subject to changes of a new dedication of access control that makes complete access control along Hydraulic and 71st Street. Blood abstain, Plummer aye, Franken aye, Aziere aye, Coleman aye, Adkins aye, Williams aye. Motion carried.

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

Aziere asked for staff to present the staff report.

Tardiff stated that in the planning commission's packet is a copy of the updated Capital Improvement Plan for the city. The Capital Improvement Plan was developed by staff with direction from the Mayor and city council. As we have stated with other plans, this is a component of the Comprehensive Plan and is just for your review.

Carter stated that this has not been looked at for a couple of years, staff is trying to make sure all the components of the Comprehensive Plan are updated and reviewed this year.

Aziere asked if the first part is all of our existing data, and the back half is all the proposed projects moving forward. Carter said yes. Aziere asked about the Sunset Fields project done in 2020 or 2021, and was trying to remember how it was funded. Carter stated she would look it up. Franken asked if this was a sidewalk project. Aziere stated this was one of the last neighborhoods with dirt roads that was paved end of last year and completed earlier this year.

Aziere stated that if you look at the upcoming projects gives you an idea of the direction the city is heading and what projects to expect in the next few years.

Williams stated that it looks like a lot of it was infrastructure maintenance. Franken stated it looks like some designs for sidewalks. Aziere said yes. Franken asked about if this was Wards Fourth Addition. Carter said yes this was listed in the Bicycle/Pedestrian Plan, it was the sidewalk that included the railroad engineering. Coleman said it would connect with the baseball fields over there. Aziere stated it would connect at Seneca, go across the big ditch, come up to 63rd Street, turn the corner on the south side of 63rd following Sunset Fields around that corner going over the railroad tracks, and into the ball fields. Then there is another project after that picks it up from there and take it all the way to Broadway to make that full connection.

Adkins asked when the pool replacement study is to be done. Carter stated that has been started and was approved in the last two months. Adkins asked if this would be replaced this year. Carter said no, this study is reviewing what we should do. The pool is 26 years old and has equipment that need to be updated. They are looking at possibilities of an indoor or outdoor pool, this is an ongoing process that they are looking into, and information will be presented later.

Aziere asked if there was any other questions or discussion. There was none.

Under new business was the review of the Comprehensive Plan.

Tardiff stated that this is the first review of the Comprehensive Plan and we are currently talking to outside companies to complete an update in 2023. Due to this, we are only suggesting minor changes for this year, 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 to the year 2020. While some references are made to the year 2035, a complete update with the public involved in the process has not taken place since 2006. It is required by state statute to review this yearly. Staff is recommending a thorough update for 2023 to ensure the plan represents the current vision of Haysville's future. If you have any suggested changes, please let me know so they can be presented at the public hearing on Thursday, November 10.

Aziere read on page 13 of the capital improvement plan that the D-21 Study was recently completed in the area around Meridian.

Carter stated this will give us an idea of what to work on that we were going to start in 2020.

Aziere commented that staff did this in 2016 with the commissions help, and this was the last overhaul since the 2006 in depth look at. Carter stated that from companies she talked to it does not entail the same number of public meetings as in the past due to changes in technology, social media, and how surveys are done. We will be looking at some type of input from the community through online surveys, paper form, a possible public meeting, and then using that data to have one or two workshops with city council and planning commission together to work on where we want development to go. This should help with some of the zone changes and tie it in with our Land Use Map.

Aziere commented it will start the conversation on how much diversity in housing we want to have as we have had a lot of duplexes come through and some have been more popular than others, but he believes that is the way a lot of residential development is going and if that is something we want maybe finding a spot for it that is more agreeable instead of whatever open parcels are in town. Set aside something maybe along Meridian or along the expanded west side that we can have that there, and then have a buffer between that and whatever single-family residential is next to it can be part of that conversation.

Carter stated what she is looking for are minimal changes, then an extensive review next year.

Aziere commented that it definitely needs to be looked at a deeper level.

Aziere asked if there was any other discussion. There was none. Carter stated the public hearing will be on Thursday, November 10 for the Comprehensive Plan.

There was no special order of business.

There was no old business.

There was no correspondence.

Under off-agenda items Carter stated that from July 12, 2021 council agenda Sunset Fields will be paid out of the following funds: Stormwater \$70,000, Street sales tax \$900,030, Street Materials \$40,000, Savings from North Main \$121,000, and Capital Improvements cash flow for street maintenance. Aziere said so it was all paid for in cash.

Franken asked how the council meeting went. Carter stated council agreed with all their

recommendations. The one that was denied we have talked with property owner and believe they will try and sell the property. In that discussion they did inform us the south parcel was the only one they were offered to purchase. Council has directed me to talk to the property owner about the protective overlay.

Coleman stated that Pride's bierocks sales, pick them up this weekend Saturday, October 15 at the Haysville Middle School. Trick or Treat on Main Street will be on Monday, October 31 from 4 to 6 and begins at the Vickers Station.

Motion by Coleman, and Seconded by Williams.

To adjourn tonight's meeting

Blood aye, Plummer aye, Franken aye, Aziere aye, Coleman aye, Adkins aye, Williams aye.

Motion carried.

The meeting adjourned at 6:20 PM

BACKGROUND: The applicant is requesting a Conditional Use to allow the placement of a 165-foot-tall monopole tower and four-foot lightning rod on property generally located on the north side of East 69th Street South, within one-quarter mile east of Interstate 35 (1300 East 69th Street South). The site is zoned SF-20 Single Family Residential District and developed with a single-family residential dwelling. The tower will be placed within a the 75-foot by 75-foot lease area located in the southwest portion of the subject site.

The property owners of this land are leasing a 75-foot by 75-foot portion of their land for the location of this tower. Per the Unified Zoning Code, this location is outside the area authorized for administrative approval of wireless communication facilities. In addition, Section III-A.2.d of the Wireless Communication Master Plan limits the height of towers in the SF-20 district that can be approved by Administrative Permit to 120 feet as long as it complies with the compatibility height standards of the Unified Zoning Code (UZC). The proposed tower exceeds the height guideline by 45 feet. In addition, it is within 500 feet of property zoned SF-20 and RR which requires adherence to compatibility height standards set forth in Section IV-C.5.b of the UZC. The compatibility height standards for wireless communication facilities is as follows:

Wireless Communication facilities shall not exceed a height equal to the distance to the Lot line of the property zoned TF-3 or more restrictive. For example, a Wireless Communication Facility located 100 feet from the Lot Line of property zoned TF-3 or more restrictive cannot exceed a height of 100 feet.

Lots to the north and to the south of this site are zoned SF-20 Single-Family Residential District. Using the scale of the attached site plan provided by the applicant, the tower is approximately 175 feet +/- from the lot line of the nearest property zoned SF-20. Therefore, the proposed 165-foot tower meets the compatibility height standards.

The leased area for the wireless communication tower is 75-feet by 75-feet in size with a 30-foot access/utility easement on the south side. The access and utility easement will be a 30-foot-wide gravel road. Access to the tower site will be via a leased access drive entering from South Ida Avenue. The applicant indicates this tower will be a monopole structure. The location of the tower within the compound is placed in the far southwest corner in order to be as far away from residentially zoned property lines. The proposed tower will be enclosed with a 6-foot-tall chain link fence surrounding the compound with a road gate at the entrance for signage. The telecommunications tower is exempt from screening and landscaping standards set forth by the Wichita Landscape Ordinance because it is located in unincorporated Sedgwick County.

This tower is meant to provide additional coverage to the area. State law prohibits the possibility of collocation as a factor of evaluation as outlined below:

The applicable state law is KSA 66-2019, which specifies 18 prohibitions when considering an application for a communication structure. Below are five of the most applicable for this case.

1. The applicant's designed service, customer demand for service or quality of the applicant's service to or from a particular area or site cannot be evaluated.
2. Proprietary, confidential or other business information cannot be required to justify the need for the new communication structure, including propagation maps and telecommunications traffic studies.
3. The availability of other potential locations for the placement of the communication structure including, but not limited to, the option to collocate, instead of constructing a new communication structure, cannot be evaluated.
4. The type of transmission equipment or technology to be used by the applicant including, but not limited, requiring an applicant to construct a distributed antenna system or small cell facility in lieu of constructing a new communications structure cannot be dictated.

5. Restrictions with respect to objects in navigable airspace height limitations, proximity to civilian airports, or markings and lighting on communication structures that are greater than, or in conflict with, any restrictions imposed by the Federal Aviation Administration cannot be considered.

In 1997, the Sedgwick County Board of County Commissioners approved a 488-foot guyed commercial communications tower approximately 812 feet southeast of the subject site (CU-400).

The character of the surrounding area is large lots that are primarily for residential or agricultural uses. Property to the north and east of the subject site is zoned RR Rural Residential District, is located within unincorporated Sedgwick County, and is developed with a single-family residential dwelling. Properties to the south are zoned SF-20 Single-Family Residential District and RR Rural Residential District, are located within unincorporated Sedgwick County, and are developed with a single-family residential dwelling and a telecommunications tower, respectively. In 1997, the City of Wichita approved a Conditional Use to allow a commercial communications tower on the property zoned RR Rural Residential (CU-400). Property to the west of the subject site, across Interstate 35, is within the City of Haysville, is zoned AAA, and is developed with a farming and ranch operation.

CASE HISTORY: The property on which the tower will be leased is unplatted. The subject site is exempt from platting unless the applicant proposes a lease of 50 years or longer. There are no zoning cases associated with this site.

ADJACENT ZONING AND LAND USE:

NORTH:	SF-20, RR	Single-Family Residential Dwelling (Unincorporated Sedgwick County)
SOUTH:	SF-20, RR	Single-Family Residential Dwellings, Telecommunications Tower (Unincorporated Sedgwick County)
EAST:	RR	Single-Family Residential Dwelling (Unincorporated Sedgwick County)
WEST:	AAA	Interstate 35, Farming/ranch operation (City of Haysville)

PUBLIC SERVICES: The proposed wireless communication facility will not require any municipal services. Access to the site is a proposed 12-foot wide gravel driveway from South Ida Avenue to the compound. East 69th Street South is a gravel, two-way, local street without sidewalks.

CONFORMANCE TO PLANS/POLICIES: The requested Conditional Use is not in conformance with *The Community Investments Plan*. The *Community Investments Plan* (the Wichita-Sedgwick County Comprehensive Plan) includes the 2035 Wichita Future Growth Concept Map. The Map identifies the area in which the site is located to be appropriate for “Commercial.” The “Commercial” category is described as follows: “Encompasses areas that reflect the full diversity of commercial development intensities and types typically found in a large urban municipality. Convenience retail, restaurants, small offices, and personal service uses are located in close proximity to, and potentially mixed with, Residential uses.” However, the subject site is currently developed with a single-family residential dwelling and is already not in conformance with the *Plan*. Additionally, there is another telecommunications tower approximately 812 feet southwest of the subject site that is also located in a residentially-zoned district.

The requested Conditional Use is in partial conformance with the Location/Design Guidelines of the Wireless Communication Master Plan (adopted January 2019). The Guidelines state that “*In general, tall wireless communication facilities should be limited to heavy commercial and industrial areas and should decrease in height as the intensity of development decreases, with the shortest facilities being located in residential areas.*” The 165-foot monopole tower will be located in a residential area. However, the Guidelines also state that wireless communication providers are particularly encouraged to seek “wooded areas” for new facilities and allow for

compatible siting, which “may include multistory buildings, water towers, large park areas, sewer treatment plant sites, maintenance yards, and public airports”. The proposed monopole tower will be placed in a heavily wooded area and will not interfere with other functions. Additionally, 165 feet is the minimum height needed to accomplished the requirements needed by AT&T to provide service to the area.

The South Wichita/Haysville Plan does not address telecommunications towers.

The combined conclusion for conformance to the Plans and Policies is this request complies with the overall spirit and intent to accommodate both the expansion of wireless communication capabilities within the County, while honoring the introduction of this type of use at this location by requiring the Conditional Use approval process and applying all the supplementary regulations to the property to mitigate the impacts associated with the new development.

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

- A. All requirements of Section III-D.6.g of the Unified Zoning Code shall be met.
- B. The applicant shall obtain all permits necessary to construct the Wireless Communication Facility, and the Wireless Communication Facility within 50 days of submittal of the building permit application, and it shall be erected within one year of approval of the Conditional Use by the MAPC or Governing Body, as applicable.
- C. The support structure shall be a "monopole" design that is silver or gray or a similar unobtrusive color with a matte finish to minimize glare.
- D. The support structure shall be no taller than 165 feet in height, plus an additional four (4) feet for lightning suppression equipment.
- E. The site shall be developed in general conformance with the approved site plans. All improvements shall be completed before the facility becomes operational.
- F. The applicant shall obtain FAA approval regarding "objects affecting navigable airspace" and "impacts to terminal instrument procedures" for the proposed wireless communication facility and shall comply with all conditions of FAA approval. The applicant shall submit a copy of FAA approval to the Metropolitan Area Building and Construction Department prior to the issuance of a building permit.
- G. The site shall be developed and operated in compliance with all federal, state, and local rules and regulations.
- H. If the Zoning Administrator finds that there is a violation of any of the conditions of the Conditional Use, the Zoning Administrator, in addition to enforcing the other remedies set forth in Article VIII of the Unified Zoning Code, may, with the concurrence of the Planning Director, declare that the Conditional Use is null and void.

This recommendation is based on the following findings:

1. **The zoning, uses and character of the neighborhood:** The character of the surrounding area is large lots that are primarily for residential or agricultural uses. Property to the north and east of the subject site is zoned RR Rural Residential District, is located within unincorporated Sedgwick County, and is developed with a single-family residential dwelling. Properties to the south are zoned SF-20 Single-Family Residential District and RR Rural Residential District, are located within unincorporated Sedgwick County, and are developed with a single-family residential dwelling and a telecommunications tower, respectively. In 1997, the City of Wichita approved a Conditional Use to allow a commercial communications tower on the property zoned RR Rural Residential (CU-400). Property to the west of the subject site, across Interstate 35, is within the City of Haysville, is zoned AAA, and is developed with a farming and ranch operation.

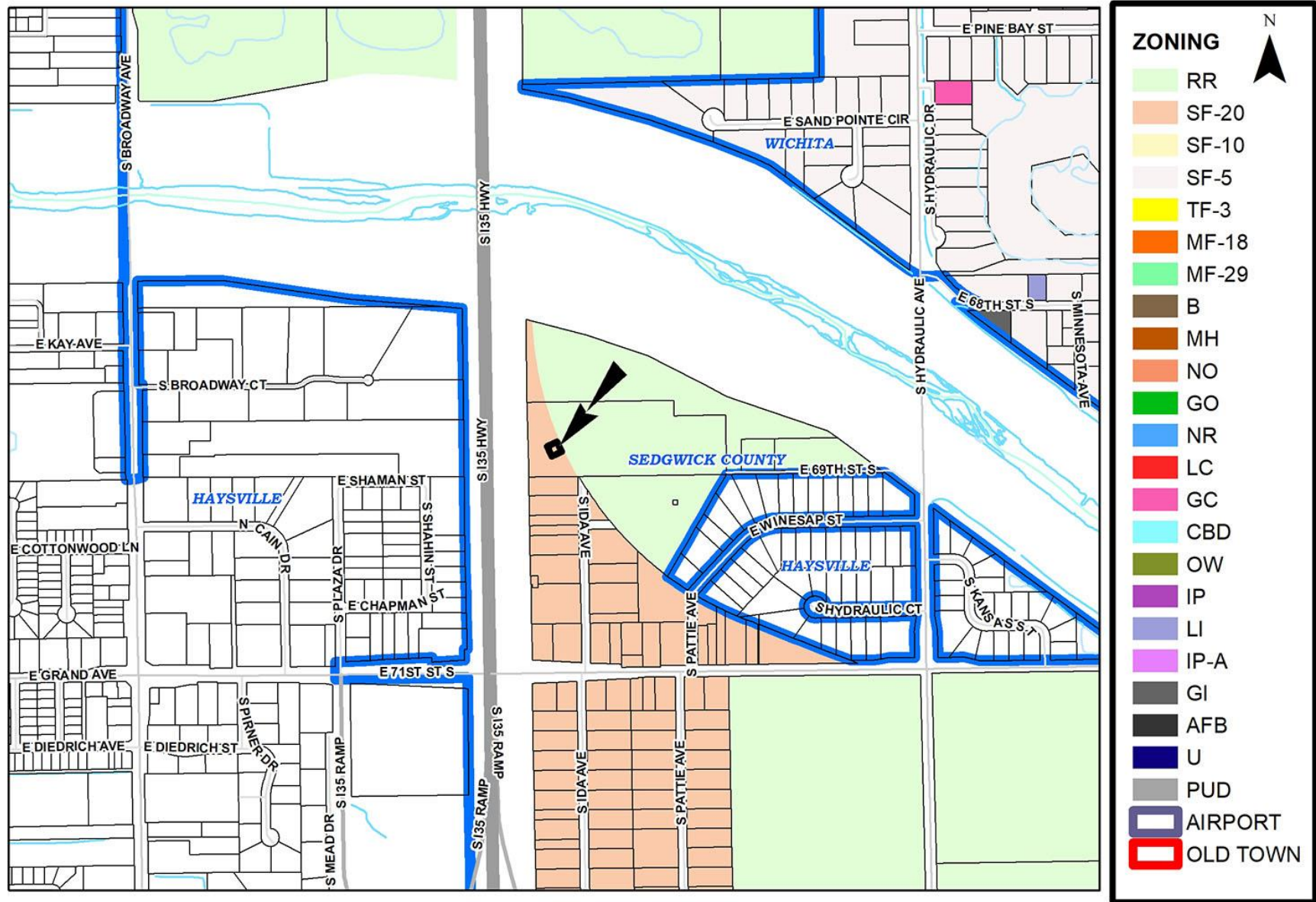
The proposed site is large enough to accommodate a 165-foot tower and be in compliance with the height compatibility standards of the UZC. However, alternate locations on the site would be more visually obtrusive and detrimental to any future development on the site.

2. **The suitability of the subject property for the uses to which it has been restricted:** The site is zoned SF-20 Single Family Residential and occupies unused land of a larger single-family residential dwelling property. A single-family residential dwelling is a permitted use within the SF-20 zoning district. Any future redevelopment of the site can support uses as permitted in the SF-20 district.
1. **Extent to which removal of the restrictions will detrimentally affect nearby property:** The proposed site is large enough to accommodate a 165-foot tower and be in compliance with the height compatibility standards of the UZC. However, alternate locations on the site would be more visually obtrusive and detrimental to any future development on the site. Staff is supportive of expanded wireless coverage in the County but understand that municipalities cannot govern how tall a tower must be in order to achieve the goals of the wireless provider.
2. **Length of time the property has been vacant as currently zoned:** The subject property is developed with a single-family residential dwelling. The site is 14.46 acres, and the majority of the site is open space.
3. **Relative gain to the public health, safety and welfare as compared to the loss in value or the hardship imposed upon the applicant:** Approval of the request will presumably mean economic gain for the applicant, which is generally considered a gain to the public welfare. Denial would presumably represent a loss of economic opportunity to the applicant and/or land owner.
4. **Conformance of the requested change to the adopted or recognized Comprehensive Plan:** The requested Conditional Use is not in conformance with the *Community Investments Plan* and in partial conformance with the Wireless Communication Master Plan, as discussed in the report.

Attachments:




1. Aerial Map
2. Zoning Map
3. Land Use Map
4. Site Plan
5. Elevation





2035 Wichita Future Growth Concept Map

Legend

-  Established Central Area
-  Residential and Employment Mix
-  New Employment
-  New Residential
-  Wichita City Limits
-  Other Cities
-  Northwest Bypass Right-of-Way

Statistical Development Areas

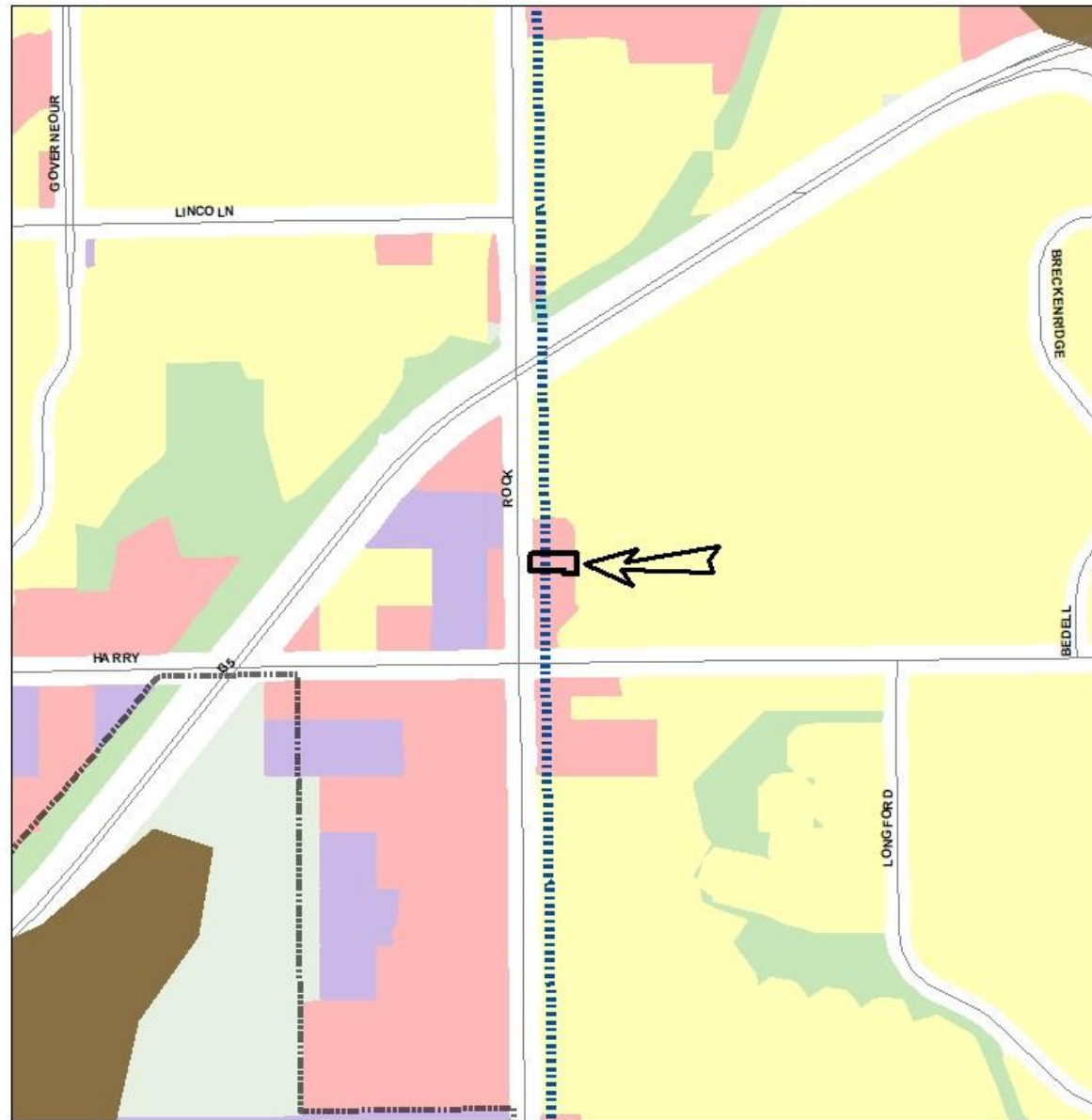
-  Other Urban Growth Areas 2014
-  Other Urban Growth Areas 2014
-  Rural Growth Areas 2014

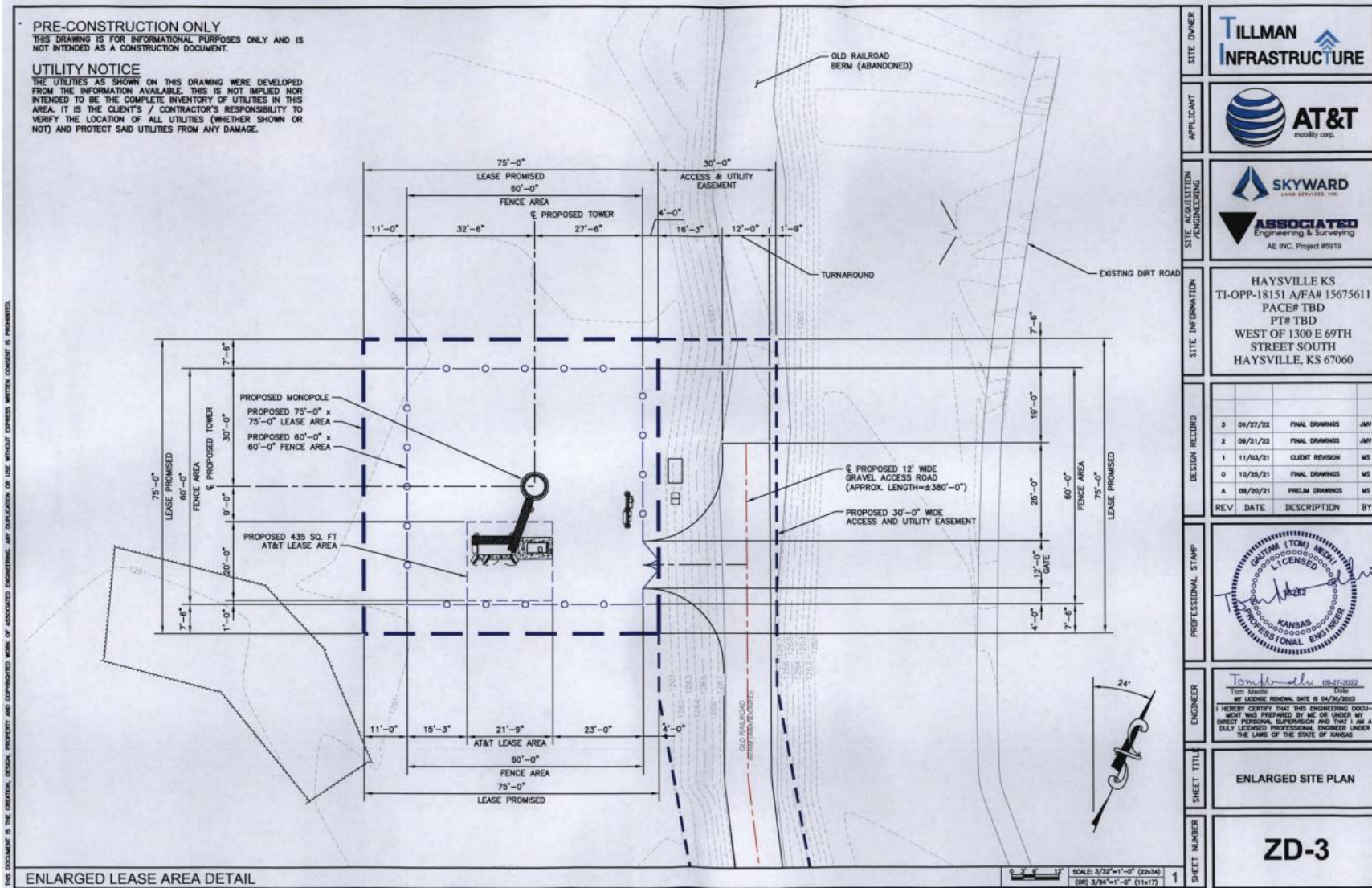
LAND USE

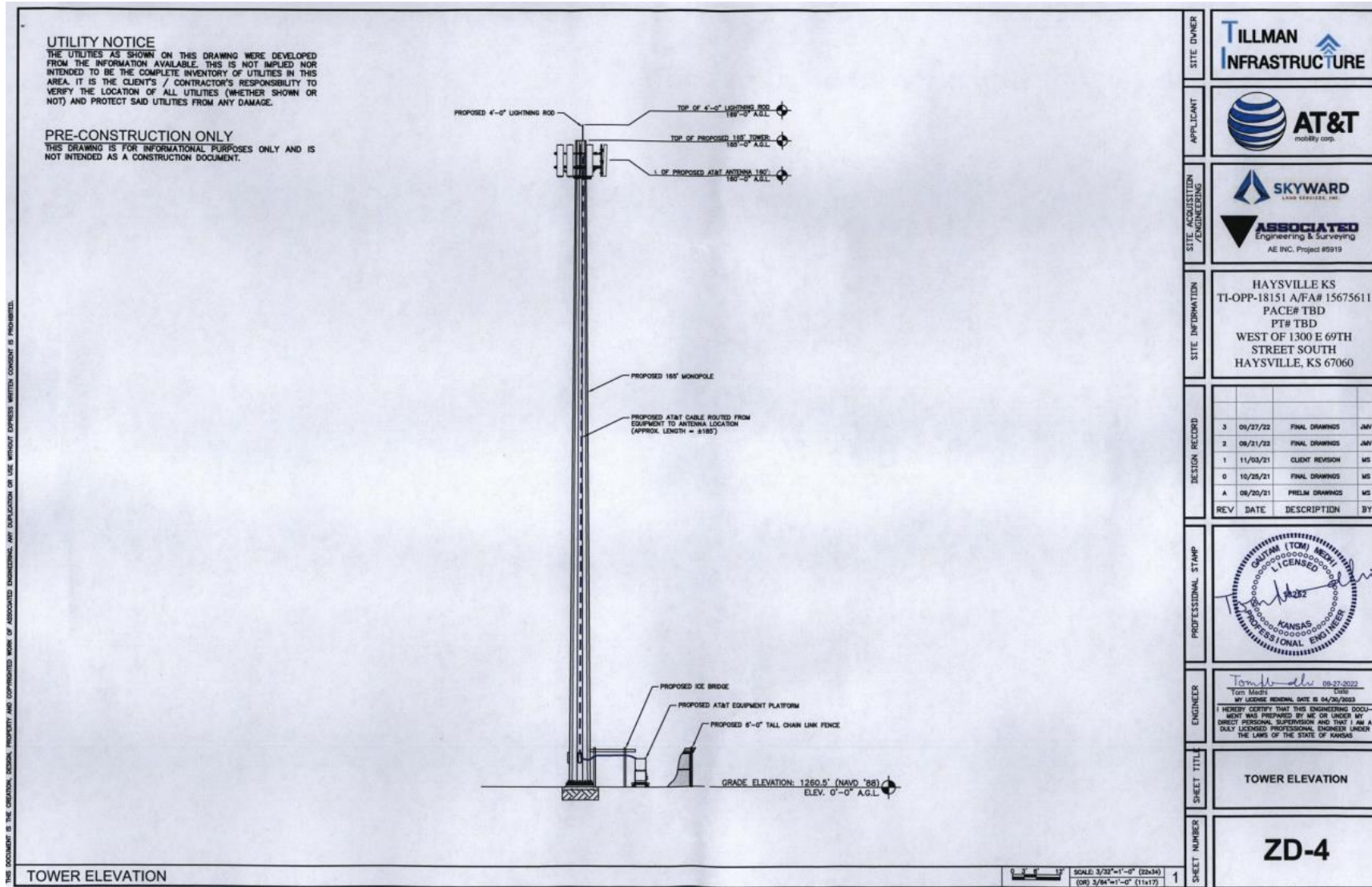
-  Residential
-  Commercial
-  Industrial
-  Major Air Transportation & Military
-  Parks and Open Space
-  Agricultural or Vacant
-  Major Institutional
-  Nghbd_Plan_Areas



City of Wichita, Kansas
Metropolitan Area Planning Commission
2022-2035 Future Growth Concept Map
This map is a conceptual representation of future growth and is not intended to be used for legal purposes.
The map is based on the 2022-2035 Future Growth Concept Map and is subject to change without notice.
The map is not a guarantee of future growth and is not intended to be used for legal purposes.
The map is based on the 2022-2035 Future Growth Concept Map and is subject to change without notice.







MEMORANDUM

TO: Haysville Planning Commission Members

FROM: Jonathan, Planning & Zoning Administrator

SUBJECT: Comprehensive Plan Review

DATE: November 10, 2022

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 complete update, with the public involved in the process, has not taken place since 2006. This process was planned to begin in 2020 but due to the pandemic never happened.

Recommendation:

- Initiate a thorough update that includes public participation to ensure the plan represents the current vision of Haysville's future.



CITY OF HAYSVILLE, KANSAS COMPREHENSIVE PLAN

**PREPARED BY THE
HAYSVILLE PLANNING COMMISSION**

**WITH ASSISTANCE BY
CITY STAFF**

(INSERT DATE OF ADOPTION) 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% 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 of 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 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 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 land owner 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 15 active public parks and 4 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.



CITY OF HAYSVILLE, KANSAS COMPREHENSIVE PLAN

PREPARED BY THE
HAYSVILLE PLANNING COMMISSION

WITH ASSISTANCE BY
CITY STAFF

(INSERT DATE OF ADOPTION) ~~DECEMBER 2015~~ 22

Leading the Way Today to a Better Tomorrow

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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

Haysville has had an irregular rate of growth over the last 40 years, sometimes growing very rapidly and other times barely growing at all. However, Haysville has never experienced a decline in population from one decade to another.

The 2000 Census indicated Haysville grew from 8,364 in 1990 to 8,502 in 2000. This is a growth rate of 0.16%. Unfortunately, Haysville suffered severe damage to its housing stock when a tornado struck on May 3, 1999. Prior to the tornado, Haysville's estimated population was 9,202. The July 1, 2015 Kansas Certified Population confirms the current population to be 11,112. This is a growth rate of 1.1% from the 2010 census. This population is contained within 4.62 square miles.

The amount of residential construction in Haysville since 2000 clearly indicates dramatic growth in Haysville. Using building permit information, the Wichita-Sedgwick County Metropolitan Area Planning Department estimates the 2035 population of Haysville at 16,700, a 1.95% growth rate.

The Haysville population growth rate has fluctuated at various increasing rates yearly. The 2020 Census indicated a 4% 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 needs for higher-density housing with the character of the existing community. Higher-density housing must be planned ~~so as to~~ blend with current existing developments and not adversely affect existing property values or alter the community's character.

Haysville is ~~most~~ interested in recruiting new businesses and industries into its community. It has never ~~been a had to be a so-called~~ 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 cCity 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 cCity's land use regulations and permit procedures ~~that are enforced by the City~~ very clear to prospective businesses and industries. Through this kind of leadership by cCity Officials, the personal communication of the cCity'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~~ 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 of the cCity's residents.

PHYSICAL FACTORS THAT AFFECT GROWTH AND DEVELOPMENT

The physical features of a community, both natural and manmade, ~~have a~~ significantly ~~on~~ impact ~~on~~ 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 ~~C~~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 ~~can~~ ~~be~~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 ~~the 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-~~pp~~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 ~~have a strong impact on~~[strongly effects](#) Haysville's development. The construction of the Kansas Star Casino in Sumner County (Mulvane) has likely increased the impact on Haysville's [development 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 Planning Area~~ contains ~~23.56~~ ~~48~~ square miles of land, which is used for ~~a variety of 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~~ ~~Generally~~, this precludes continued agricultural use. This type of development, if not properly located, can impact future urban growth ~~patterns~~ ~~patterns~~, ~~and removes~~ ~~removing~~ prime agricultural land.

The Comprehensive Plan should not only address the direction and timing of growth, but also ~~must~~ 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, ~~residential land uses should be protected from industrial use by 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 ~~Year 2035~~ ~~population~~. Future land use decisions should consider impacts ~~on~~ ~~to~~ 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 ~~e~~ ~~community~~ ~~community~~ relative to jobs and housing.
3. Directing urban growth away from prime agricultural land and discouraging large ~~lot~~ 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 ~~6.5~~ miles of bicycle paths (i.e., those that are completely separated from vehicular traffic). ~~These include the Timberlane Bike Path, Nelson Bike Path, Historic Bike Path, Orchard Acres Bike Path, North Main Bike Path, Pear Tree Bike Path, Old Oaks Path and recent River Forest Path addition.~~

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 ~~ing ment of~~ 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 ~~persons~~ who choose not to drive for some of their trips and ~~for these persons 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. ~~In order to~~ 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 total~~ community.
2. The transportation network must operate in a ~~manner that is cost-~~ effective, efficient, ~~and multi-modal manner, -and in~~ 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 in order 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 ~~for~~to marked pedestrian crossings or ~~light-controlled~~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 ~~business~~ businesses in unincorporated areas of Sedgwick County. Haysville's water supply consists of ~~five~~six wells located on the west side of Haysville. Haysville has additional water rights located on the Public works facility. ~~Of these water wells, the cCity currently uses five wells.~~

The ~~c~~City has one elevated water storage tower near Meridian and Grand Avenue, five ~~active~~ groundwater ~~water~~ wells, 1.1 million gallons of ground storage, and a duplex high-service ~~high-service~~ pump station. The high-service ~~high-service~~ pump station ~~located~~ 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 ~~is located~~ northwest of the ~~c~~City. Occidental Chemical Corporation's ~~ppredecessor's~~ predecessor companies, ~~—~~ 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 ~~C~~city will need to either activate the Cowskin Creek Well Field or obtain additional water supply ~~prior to~~ 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 ~~in the future~~. This will require additional capital expenditures beyond the system's normal operation, maintenance, and expansion costs ~~for the system,~~ 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 ~~towards~~ toward the ~~C~~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 ~~s,~~ ~~and~~ ~~and~~ storage volume considerations. It was recommended to complete waterline loops on the outer edges of the distribution system. ~~The plan acknowledged when 1.1 MG of untreated water was added to the storage amount,~~ it does not appear additional storage is required to support projected 2040 demands.

WASTEWATER

The availability of a reliable and ~~cost-effective~~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 ~~C~~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 ~~both~~ pipes and treatment facilities. Given the age of much of the wastewater collection (piping) system, it is important ~~that to continue~~ at the city's efforts to of installing cured-in-place pipes. ~~Continuous evaluation of the sanity system should continue to guide the evaluation of system conditions takes place. Such evaluations can set the foundation for a~~ comprehensive rehabilitation and replacement program, which prevents system failures and breakdowns.
2. It can be expected that EPA standards will become more stringent ~~in~~ regard to regarding the removal of pollutants from ~~the~~ sludge and wastewater. As this happens, the cost ~~for 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. ~~R~~The recycling of these waste products is possible and can supplement other resource recovery and environmental efforts. ~~As EPA standards become more stringent, the possibility~~ for 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~~A Wastewater Master Plan identifies improvements, additions, and modifications to the sanitary sewer collection system to provide sanitary services for future development. ~~for the City of Haysville has been developed and should continue to be updated as growth or development patterns change.~~

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 are 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 effectiveness of the drainage system is dependent~~drain systems effectiveness depends upon 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 County stormwater runoff from 79th St. South to 95th St. South. ~~This plan has given direction for stormwater related improvements. These improvements are necessary before additional growth and land development occurs in this corridor.~~

Regulatory and facility devices must work in a coordinated manner in order to~~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 land owner and developer must be responsible for

drainage management on their property ~~prior to the run-off entering~~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 ~~C~~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 ~~a~~coordinated~~ed~~ion ~~manner~~ 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~~that is acceptable to the community~~.
4. ~~Haysville has completed phase 1 of EPA stormwater regulatory requirements and is currently in phase 2.~~

|

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. In order 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. This has relieved previous space constraints and has allowed for additional law enforcement related services, many of which are utilized by various agencies throughout the region. 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 334 people, 26 of which whom are commissioned officers. The Police Department provides investigation, road patrol, animal control, nuisance control and community policing.

Sedgwick County provides Dispatching is provided by Sedgwick County. 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 be the deciding factors for 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 ~~will~~ 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 ~~not only fire fighting~~ firefighting services, ~~but also~~ 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.

~~There is a Sedgwick County Emergency Medical Service location at 63rd and Mabel, located within the Haysville City Limits.~~

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 1 54 active public parks and 4 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~~ activities, and sports. ~~—School related services such as latchkey, days that school is out during the school year school's out days and half day programs for kindergarten, summer programs, and involvement in the Haysville SPARK program are also provided by the Recreation Department.~~ Quality of life?

~~In 2016 construction began on the new Haysville Activity Center in Fred Cohlmia 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,~~

~~The Haysville Activity Center is comprised of fitness rooms, instructional classrooms, rental room, two full-size full-size basketball multi-sport courts, an elevated walking/jogging track, and offices and storage. The HAC is located in a building originally constructed for manufacturing and later converted to a bowling alley. The building does constrain the types of programs offered by the Recreation Department. 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~~15~~, and ~~now~~ reflects the changes made to the park system. ~~In The update 2015 also included the history of each the park was included. system.~~ The addition ~~insures~~ ensures Haysville's past for reference from future generations. ~~- The 1% sales tax facilitated in 2014 brought improvements to all the parks, proposed improvements at such a rapid rate, the park system needed reevaluation for future development. The sales tax also accelerated the design and highly anticipated 2016 construction of a new Haysville Activity Center.~~

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 ~~be focus~~ oned upon ~~reducing existing land deficits and~~ placing parks in strategic locations to meet the demands of population growth. ~~1. In addition to meeting deficits based on standards,~~ it is important that the open space system and associated recreational ~~facility facilities development~~ 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.
3. ~~Areas that provide habitat for wildlife, including streams, wetlands, surface water, and significant areas of woodland, should be actively protected. These can serve as community and regional resources that enhance the unique qualities of the area and provide new recreational opportunities for the community.~~

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.

~~To ensure that the USD 261 School District has safe and secure schools the voters of USD 261 approved a \$59,000,000.00 bond project on June 9, 2015. The renovations and improvements include but are not limited to infrastructure upgrades, secure entries, and storm shelters to the District's facilities.~~

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. ~~When the USD 261 District Administration determines the need for new facilities and increased transportation the USD 261 voters, school board, teachers, and school administrators will need to address these issues.~~

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. ~~To complete the Plan in a timely fashion the City will need to fund the Plan through the Capital Improvements Program.~~
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 ~~Jurisdiction Development~~
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 __~~ww~~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;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 develop or~~ redevelop sites within the ~~C~~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 c€ity.

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 €c€ity'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 ~~C~~city.

Objective 2: To guide development in Haysville by strictly enforcing the ~~C~~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 DEVELOPMENT

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 ~~c~~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 cCity 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 cCity.

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 cCity 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~~ Review future development and levels of redevelopment proposals for consistency with the South Meridian Corridor Plan.

Objective 2: ~~Implement~~ 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~~ 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.

PUBLIC NOTICE

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NOTICE OF PUBLIC HEARING

TO WHOM IT MAY CONCERN: At 6 p.m., Thursday, November 10, 2022, in the Council Chambers at City Hall, 200 West Grand, Haysville, Kansas, the Haysville Planning Commission will hold a public hearing to consider the Haysville Comprehensive Plan. A copy of the proposed Haysville Comprehensive Plan is available at the Haysville Municipal Building, 200 W. Grand, during normal business hours.

The Commission at the time of the hearing will hear comments, both written and oral. For additional information call 529-5900 or visit www.haysville-ks.com and click on the "Public Hearing" button.

Affidavit of Publication

Michelle R. Leidy-Franklin

Of lawful age being duly sworn upon oath states
That she is the lawful billing clerk at

Times-Sentinel Newspapers, LLC State of Kansas

A weekly newspaper printed in the state of Kansas,
And published in and of general circulation in Sedgwick
County, with a general paid circulation on a yearly
Basis in Sedgwick County of Kansas, and that said
Newspaper is not a trade, religious, or fraternal
Publication. That said newspaper has been published
At least weekly 50 times a year, has been so published
Continuously and uninterruptedly in said county and state
For a period of more than five years prior to the first
Publication of said notice and has been admitted to the
Post Office of Cheney, Kansas, in Sedgwick County as
Second class matter. That the attached is a true copy
Thereof and was published on the following dates in the
Regular and entire Issue of said newspaper.

First Publication was made

On the 20 Day of Oct, 2022

Second Publication was made

On the _____ Day of _____, 2022

Third Publication was made

On the _____ Day of _____, 2022

Total Publication Fee \$ 46.25

Michelle R. Leidy-Franklin

Subscribed and sworn to before me this

21 Day of Oct, 2022

Diana Vajnar

Notary Public

My Commission expires on 2/19/2024

