PLANNING AND ZONING BOARD/BOARD OF ZONING APPEALS MEETING AGENDA

Tuesday, January 28, 2025
7:00 PM

THE PLANNING AND ZONING BOARD SHALL HOLD ITS REGULAR MEETING IN THE COUNCIL CHAMBER IN THE CITY HALL, LOCATED AT 121 S. MERIDIAN AVE., BEGINNING AT 7:00 P.M. (MEETING WILL ALSO BE BROADCASTED ON CITY'S YOUTUBE CHANNEL AND/OR COX PUBLIC ACCESS CHANNEL 7)

1) **CALL TO ORDER THE PLANNING AND ZONING BOARD/BOARD OF ZONING APPEALS**

2) **PLEDGE OF ALLEGIANCE**

3) **ROLL CALL**

___Gary Janzen	___Steve Conway	___Dalton Wilson
___Paul Spranger	___Rick Shellenbarger	
___Amy Bradley	___Scot Phillips	

4) **SET/AMEND AGENDA**
Motion made by (_____). Seconded by (_____). For___Against___

5) **APPROVAL OF DRAFT MINUTES**
December 19th, 2024 DRAFT meeting minutes
Motion made by (_____). Seconded by (_____). For___Against___

6) **COMMUNICATIONS**

7) **PUBLIC HEARINGS BEFORE THE PLANNING AND ZONING BOARD/BOARD OF ZONING APPEALS**

1. Review of V-2024-05, application of Tyler Everett, pursuant to City Code 17.10.08, who is petitioning for a variance to have a 1,500 square-foot accessory structure where zoning code allows for 720 square feet. The property is addressed as 659 N Abilene, Valley Center, KS 67147.

- Chairperson opens hearing for comments from the public: TIME_____
- Chairperson closes public hearing: TIME_____

RECOMMENDED MOTION: Based on the City Staff recommendations, public comments, and discussion by the Board of Zoning Appeals, I _____ make a motion to (**approve**, **deny**, or **table**) V-2024-05. Seconded by_____. For___ Against___

2. Review of V-2025-01, application of Karen Mathews, pursuant to City Code 17.10.08, who is petitioning for a variance to have approximately a 13-feet front yard

setback where code requires 25-feet. The property is addressed as 525 N Ash Ave, Valley Center, KS 67147.

- Chairperson opens hearing for comments from the public: TIME_____
- Chairperson closes public hearing: TIME_____

RECOMMENDED MOTION: Based on the City Staff recommendations, public comments, and discussion by the Board of Zoning Appeals, I _____ make a motion to (**approve**, **deny**, or **table**) V-2025-01. Seconded by_____. For___ Against___

3. Review of RZ-2025-01, application of I2 Investments LLC, pursuant to City Code 17.11, who is petitioning for a rezoning of land that is currently zoned R-1B, which is the City's designation for a single-family district, to R-3, which is the City's designation for a multi-family district. The property is currently addressed at 328 N Birch Ave, Valley Center, KS 67147.

- Chairperson opens hearing for comments from the public: TIME_____
- Chairperson closes public hearing: TIME_____

RECOMMENDED MOTION: Based on the City staff recommendations, public comments, and discussion by the Planning and Zoning Board, I _____ make a motion to (**approve**, **deny**, or **table**) RZ-2025-01. Seconded by_____. For___ Against___

4. Review of LS-2025-01, application of Kimberly Logan, pursuant to City Code 16.09.01, who is petitioning for a lot split involving the splitting of property the applicant owns and is currently addressed as 520 S Ramsey Dr., Valley Center, KS 67147.

- Chairperson opens hearing for comments from the public: TIME_____
- Chairperson closes public hearing: TIME_____

RECOMMENDED MOTION: Based on the City Staff recommendations, public comments, and discussion by the Planning and Zoning Board, I _____ make a motion to (**approve**, **deny**, or **table**) LS-2025-01. Seconded by_____. For___ Against___

5. Review of SD-2025-01, application of KWH Investments, LLC, pursuant to City Code 16.04, who is petitioning for approval of a preliminary plat for land located southeast of the intersection of Interurban Dr. and W 93rd St N. in Sedgwick County, KS.

- Chairperson opens hearing for comments from the public: TIME_____
- Chairperson closes public hearing: TIME_____

RECOMMENDED MOTION: Based on the City staff recommendations, public comments, and discussion by the Planning and Zoning Board, I _____ make a motion to (**approve**, **deny**, or **table**) SD-2025-01. Seconded by_____. For___ Against___

6. Review of SP-2025-01, application of Village VC LLC, pursuant to City Code 17.12, who is petitioning to build a 6,500 sq. ft. addition on their commercial building on property currently addressed as 335 S. Meridian Ave., Valley Center, KS 67147.

- Chairperson opens hearing for comments from the public: TIME_____
- Chairperson closes public hearing: TIME_____

RECOMMENDED MOTION: Based on the City staff recommendations, public comments, and discussion by the Planning and Zoning Board, I _____ make a motion to (**approve**, **deny**, or **table**) SP-2025-01. Seconded by_____. For___ Against___

7. Review of SP-2025-02, application of Alloy Architecture, pursuant to City Code 17.12, who is petitioning to build a 80,172 sq. ft. elementary school on property currently northwest of the intersection of Seneca St and Tanner Trail, Valley Center, KS 67147.

- Chairperson opens hearing for comments from the public: TIME_____
- Chairperson closes public hearing: TIME_____

RECOMMENDED MOTION: Based on the City staff recommendations, public comments, and discussion by the Planning and Zoning Board, I _____ make a motion to (**approve**, **deny**, or **table**) SP-2025-02. Seconded by_____. For___ Against___

8. Review of zoning regulation change exempting property from the Downtown Overlay District.

- Chairperson opens hearing for comments from the public: TIME_____
- Chairperson closes public hearing: TIME_____

RECOMMENDED MOTION: Based on the City staff recommendations, public comments, and discussion by the Planning and Zoning Board, I _____ make a motion to (**approve**, **deny**, or **table**) zoning regulation changes. Seconded by_____. For___ Against___

9. Review of 2025-2035 Comprehensive Plan.

- Chairperson opens hearing for comments from the public: TIME_____
- Chairperson closes public hearing: TIME_____

RECOMMENDED MOTION: Based on the City staff recommendations, public comments, and discussion by the Planning and Zoning Board, I _____ make a motion to (**approve**, **deny**, or **table**) Resolution 01282025 adopting the Valley Center 2025-2035 Comprehensive Plan. Seconded by_____. For___ Against___

8) OLD/UNFINISHED BUSINESS

9) NEW BUSINESS

10) STAFF REPORTS

11) ITEMS BY PLANNING AND ZONING BOARD/BZA MEMBERS:

___Gary Janzen	___Steve Conway	___Dalton Wilson
___Paul Spranger	___Rick Shellenbarger	
___Amy Bradley	___Scot Phillips	

12) ADJOURNMENT OF THE PLANNING AND ZONING BOARD/BZA

Motion made by _____. Seconded by _____. For___ Against___

Note to Planning and Zoning Board Members: If you are unable to attend this meeting, please contact Kyle Fiedler (316-755-7320) prior to the meeting.

All items listed on this agenda are potential action items unless otherwise noted. The agenda may be modified or changed at the meeting without prior notice. At anytime during the regular Planning and Zoning Board meeting, the Planning and Zoning Board may meet in executive session for consultation concerning cases to be deliberated. This is an open meeting, open to the public, subject to the Kansas Open Meetings Act (KOMA). The City of Valley Center is committed to providing reasonable accommodations for persons with disabilities upon request of the individual. Individuals with disabilities requiring an accommodation to attend the meeting should contact the Community Development Department in a timely manner, at ***communitydevelopment@valleycenterks.org*** *or by phone at (316)755-7320. For additional information on any item on the agenda, please visit* ***www.valleycenterks.org*** *or call (316) 755-7320.*

PLANNING AND ZONING BOARD/BOARD OF ZONING APPEALS MEETING MINUTES
CITY OF VALLEY CENTER, KANSAS

Thursday, December 19, 2024 7:00 P.M.

CALL TO ORDER: Vice Chairperson, Paul Spranger, called the meeting to order at 7:00 P.M. with the following board members present: Scot Phillips Amy Bradley, Steve Conway, and Dalton Wilson.

Members Absent: Gary Janzen and Rick Shellenbarger

City Staff Present: Kyle Fiedler, Brittney Ortega and Brent Clark

Audience: Amanda Jolley, Brendan McGettigan, Dave Matson, Tyler Everett, and Michael Miller.

AGENDA: A motion was made by Spranger and seconded by Wilson to set the agenda. Motion passed unanimously.

APPROVAL OF DRAFT MINUTES: Spranger made a motion to approve October 22, 2024, meeting minutes. The motion was seconded by Wilson. Motion passed unanimously.

COMMUNICATIONS: Amy Bradley was introduced and welcomed as the newest board member.

PUBLIC HEARING BEFORE THE PLANNING AND ZONING BOARD/BOARD OF ZONING APPEALS:

1. Review of V-2024-05, application of Tyler Everett, pursuant to City Code 17.10.08, who is petitioning for a variance to have an accessory structure with a 6-foot setback. The property is addressed as 659 N Abilene, Valley Center, KS 67204.

Spranger opened the hearing for comments from the public: 7:02 PM

Fiedler gave a summary of his staff report. Notices were sent to the surrounding property owners as well as published in the *Ark Valley News*. There has been one phone call received from a surrounding property owner. They were not in opposition to this application. City Staff is recommending approval of this application.

Spranger closed the hearing for comments from the public: 7:05 PM

Based on the City Staff recommendations, public comments, and discussion by the Planning and Zoning Board, Spranger made a motion to approve V-2024-05. Motion was seconded by Conway . The vote was unanimous. Motion passed.

2. Review of RZ-2024-03, application of Family Rentals LLC, pursuant to City Code 17.11, who is petitioning for a rezoning of land that is currently zoned C-2, which is

the City's designation for a general business district, to R-1B, which is the City's 2 designations for a single-family district. The property is currently addressed at 118 N Cedar, Valley Center, KS 67147.

Spranger opened the hearing for comments from the public: 7:07 PM

Fiedler gave a summary of his staff report. Notices were sent to the surrounding property owners as well as published in the *Ark Valley News*. Staff received 3 calls pertaining to this application, 2 in opposition. The property is currently a single-family home that was rezoned to commercial. It is legal non-conforming; therefore, it can be used as a residence, it is just not zoned as residential. The applicant is trying to sell the home and would like to have it zoned as residential to aid in the funding process for the potential buyer.

Dave Matson addressed the board in opposition to this application. As a property and business owner in this area he has many concerns. Possible issues include expanding or building on his commercially zoned property in the future if there is a lot zoned residential next door, liability for uninvited persons on his property, and the proximity of the railroad tracks to a proposed residential lot. Safety being a high-level concern.

Brendan McGettigan addressed the board in opposition to this application. As a business owner who has varying hours of operation, that can include middle of the night, he is concerned about possible complaints. Vehicles coming and going, yard lights, and noise are a few of the possible complaints that could be directed at his business.

A brief discussion, between staff and the board, was had regarding surrounding properties, negative effects and/or restrictions on future construction, property values, and the current owner's struggle to sell the property due to its current zoning.

Amanda Jolley, applicant, addressed the board. She explained that she was unaware of the zoning when she purchased this property. She expressed that an individual has been waiting 3 months to close on the purchase of this property and cannot get the loan funded with the current zoning being commercial. She requested the board make the zoning change.

Spranger closed the hearing for comments from the public: 7:36 PM

Based on the City Staff recommendations, public comments, and discussion by the Planning and Zoning Board, Spranger made a motion to deny RZ-2024-03. Motion was seconded by Bradley. The vote was unanimous. Motion passed.

3. Review of zoning regulation change for Solar Energy Conversion Systems.

Spranger opened the hearing for comments from the public: 7:43 PM

Fiedler explained the proposed changes. A brief discussion was had between the board, Fiedler and City Administrator Clark. If approved by this board, the proposed changes will then go before City Council in January.

Spranger closed the hearing for comments from the public: 7:44 PM

Based on the City Staff recommendations, public comments, and discussion by the Planning and Zoning Board, Spranger made a motion to approve zoning regulation changes. Motion was seconded by Conway. The vote was unanimous. Motion passed.

OLD/UNFINISHED BUSINESS: none

NEW BUSINESS:

1. Approval of 2025 Board Meeting Dates

Motion was made by Spranger and seconded by Wilson to approve the 2025 Board Meeting Dates. Motion passed unanimously.

2. Approval of Publishing Comprehensive Plan Public Hearing Notice

Motion was made by Spranger and seconded by Wilson to approve the publishing of the Comprehensive Plan Public Hearing. Motion passed unanimously.

STAFF REPORTS: Fiedler reminded the board that all comments regarding the comprehensive plan need to be received by December 31, 2024.

ITEMS BY PLANNING AND ZONING BOARD/BZA MEMBERS:
Gary Janzen - absent
Paul Spranger - none
Rick Shellenbarger - absent
Scot Phillips - none
Steve Conway - none
Dalton Wilson - none

ADJOURNMENT OF THE PLANNING AND ZONING BOARD/BOARD OF ZONING APPEALS MEETING: At 7:57 P.M., a motion was made by Spranger to adjourn and seconded by Conway. The vote was unanimous, and the meeting was adjourned.

Respectfully submitted,

_____
/s/ Kyle Fiedler, Secretary

_____
Gary Janzen, Chairperson

Date: January 28th, 2025

Present Zoning: R-1B (Single-Family Residential)

Variance Requests: The applicant, Tyler Everett, pursuant to City Code 17.10.08, is petitioning for a 1,500 square-foot accessory building, where code allows for 720 square feet.

Applicant: Tyler Everett

Property Address: 659 N Abilene, Valley Center, KS 67147 (outlined in red below)

Applicant's Reasons for Variance Request:
Per the City of Valley Center's Zoning Code (17.06.00), the maximum size for an accessory structure is 720 square feet on lots that are under 20,000 square feet. The applicant would like to tear down the existing garage and was approved last month for a setback of 6-foot. This request is for the building size to be over the 720 square feet maximum, with a request to have the accessory structure 1,500 square-foot in size.

Review Standards for a Variance per 17.10.08.D. *(standards in italics)*:

1. *That the variance requested arises from such condition which is unique to the property in question, and which is not ordinarily found in the same zoning district and is not created by an action or actions of the property owner or the applicant.*

   This variance request is not unique to this property. This zoning district typically has smaller lots, with

accessory structures behind the principal structure, many of which are over the 720 square-foot limit.

2. *That granting of the variance will not adversely affect the rights of adjacent property owners or residents.*

   The granting of this variance will not adversely affect the rights of adjacent property owners/residents. A public notice was published in *The Ark Valley News* and notice letters were mailed to all property owners within 200 feet of the applicant's property boundaries. To date there has been no contact with the City Staff regarding this variance request. Any further responses received after the creation of this staff report will be shared with the Board of Zoning Appeals during the January 28th, 2025, board meeting.

3. *That strict application of the provisions of these regulations from which a variance is requested will constitute unnecessary hardship upon the property owner represented in the application.*

   The variance requested would allow the property owner to build a new garage larger than his current one. The strict application would not constitute unnecessary hardship, however many of the neighboring accessory structures are over the maximum square footage allowed and it is not uncharacteristic of the neighborhood.

4. *That the variance desired will not adversely affect the public health, safety, morals, order, convenience, prosperity, or general welfare.*

   The variance will not adversely affect the public health, safety, morals, order, convenience, prosperity, or general welfare of the surrounding neighbors or the community in general, if the variance request is approved.

5. *That granting the variance desired will not be opposed to the general spirit and intent of these regulations.*

   The spirit and intent of the Zoning Regulations regarding accessory structures will be met. The building will still be subject to permitting where all other zoning regulations will be reviewed to ensure the vision triangle, lot coverage, height and other setbacks will be met, along with current code.

Staff Recommendation: Staff recommend that the Board of Zoning Appeals approves the variance allowing an accessory structure of 1,500 square feet at 659 N Abilene, Valley Center, KS 67147.

City of Valley Center Case No. VAR 2024-05

2406116

VARIANCE APPLICATION

This application is for a Variance before the City Board of Appeals. The form must be completed in accordance with directions on the accompanying instructions and filed with the Zoning Administrator at Public Works, 545 W. Clay Street, Valley Center, Kansas 67147-0188 or FAX: (316) 755-7324. An incomplete application will not be accepted. For questions, call (316) 755-7310.

Property owner(s) Name & Address Tyler Everett

Phone 316 461-4101 fax# _____

Petitioners Name & Address Tyler Everett

Phone 316 461-4101 fax# _____

Contact email address tylereverett91@yahoo.com Contact Cell Phone 316 461-4101

Relationship of applicant to property is that of X Owner ____ Tenant ____ Lessee ____ Other

Variance Requested:
Set back & Possible % of Structure on Property Build building Approximately 6 feet off of Property line/set back where the current garage sits.

Address/Location of Request 659 N. Abilene

Parcel number(s) 00264139

Property Zoning is now R1-B

The applicant or his/her authorized agent acknowledges all of the following:

1. That he/she has received instruction material concerning the filing and hearing of this matter.
2. That he/she has been advised of the fee requirements established and that the fee accompanies this application.
3. That he/she has been advised of his/her rights to bring action in the District Court of the County to appeal a decision of the Board of Zoning Appeals.
4. That all documents are attached to this petition as noted in the instructions.

Tyler Everett	11/13/24		
Applicant	Date	Agent (If any)	Date

Office use only

A pre-application meeting occurred with the applicant on _____. This application was received at 9:00 (am) (pm) on Nov. 14, 2024 by the Zoning Administrator acting on behalf of the Board of Zoning Appeals. It has been checked and found to be complete and accompanied by the required documents and a nonrefundable fee of **$200.**

Quality Structures

Building Specs

Width: 30'
Length: 50'
Height: 14'
Roof Type: Gabled
Roof Pitch: 4";12"

Colors

Roof Color: Charcoal
Wall Color: Rawhide
Trim Color: Clay
Ridge Cap Color: Match Roof

Interior

Walls

F Wall: Enclosed
B Wall: Enclosed
L Wall: Enclosed
R Wall: Enclosed

Roof Options

F Lean to on Gable Side: 1'
B Lean to on Gable Side: 1'
L Lean to on Gable Side: 1
R Lean to on Gable Side: 1

Lean-tos

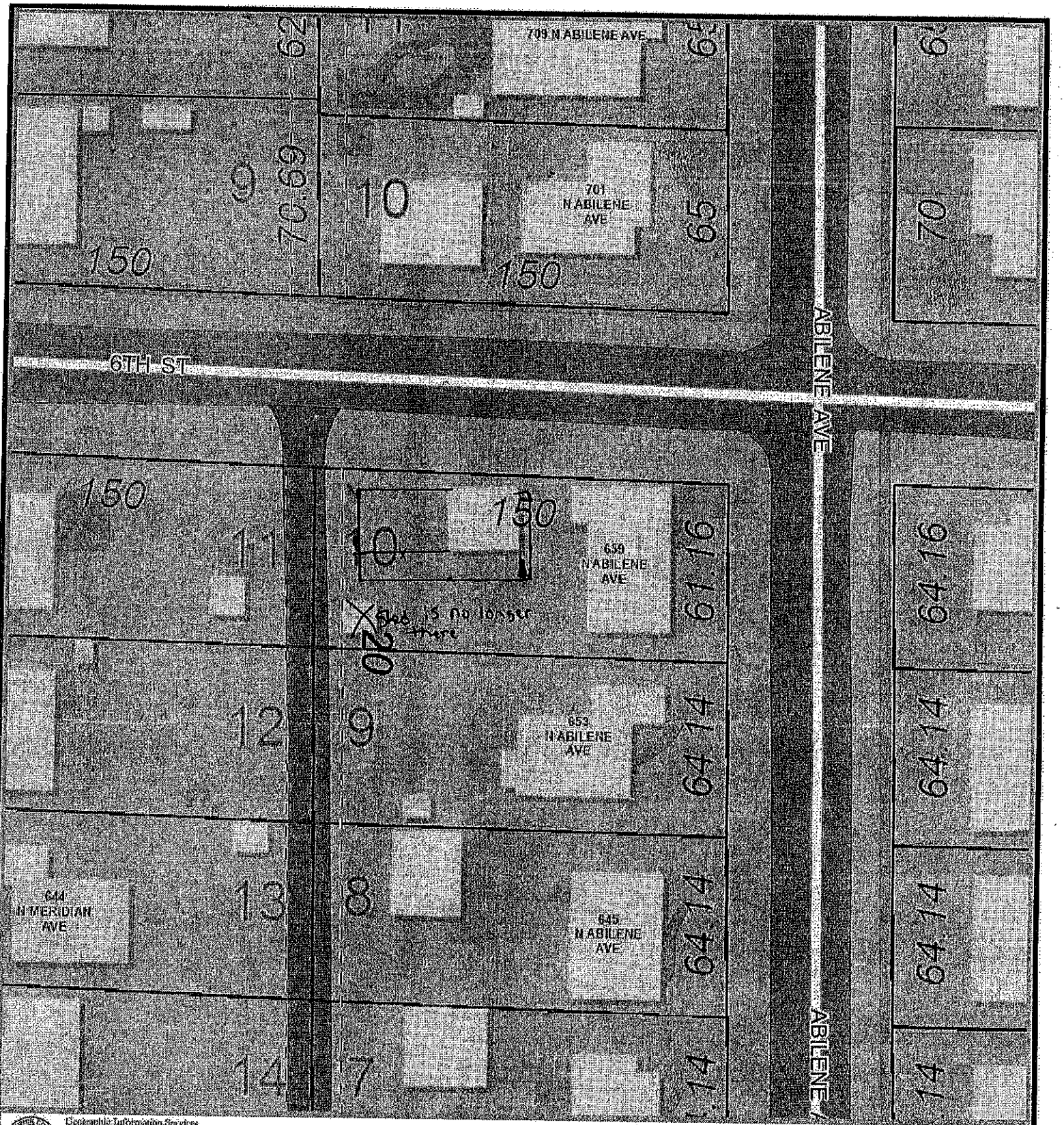
Lean To F Connection Height: 10', Cut L: 0', Cut R:0', Length: 30', Depth: 10', Pitch: 2:12, Walls: Open

Windows & Doors

Walk Door Solid Qty: 1
Overhead Panel Door Qty: 3

Item Sizes:
Walk Door Solid: w36' x h76'
Overhead Panel Door: w8' x h8'
Overhead Panel Door: w12' x h12'
Overhead Panel Door: w10' x h10'

qualitystructures.com ★ (800) 374-6988
167 HWY 59, Richmond, KS 66080


709 N ABILENE AVE
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Geographic Information Services
Sedgwick County...
working for you
Date: 11/13/2024
It is understood that the Sedgwick County GIS, Division of Information and Operations, has no indication or reason to believe that there are inaccuracies in information incorporated in the base map.
The GIS personnel make no warranty or representation, either expressed or implied, with respect to the information or the data displayed.
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My Map
Sedgwick County, Kansas
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I am asking for this variance due to the fact my current garage is grandfathered in because an ordinance was made after it was built. The code states that my current garage is to close to the property/set back line and I want the new garage to be in the same spot as the current garage just bigger. The current garage floods and is deteriorating so looking to upgrade to stop the flooding and have a nicer better building which will add property value to my lot.

Thank you
Tyler Everett

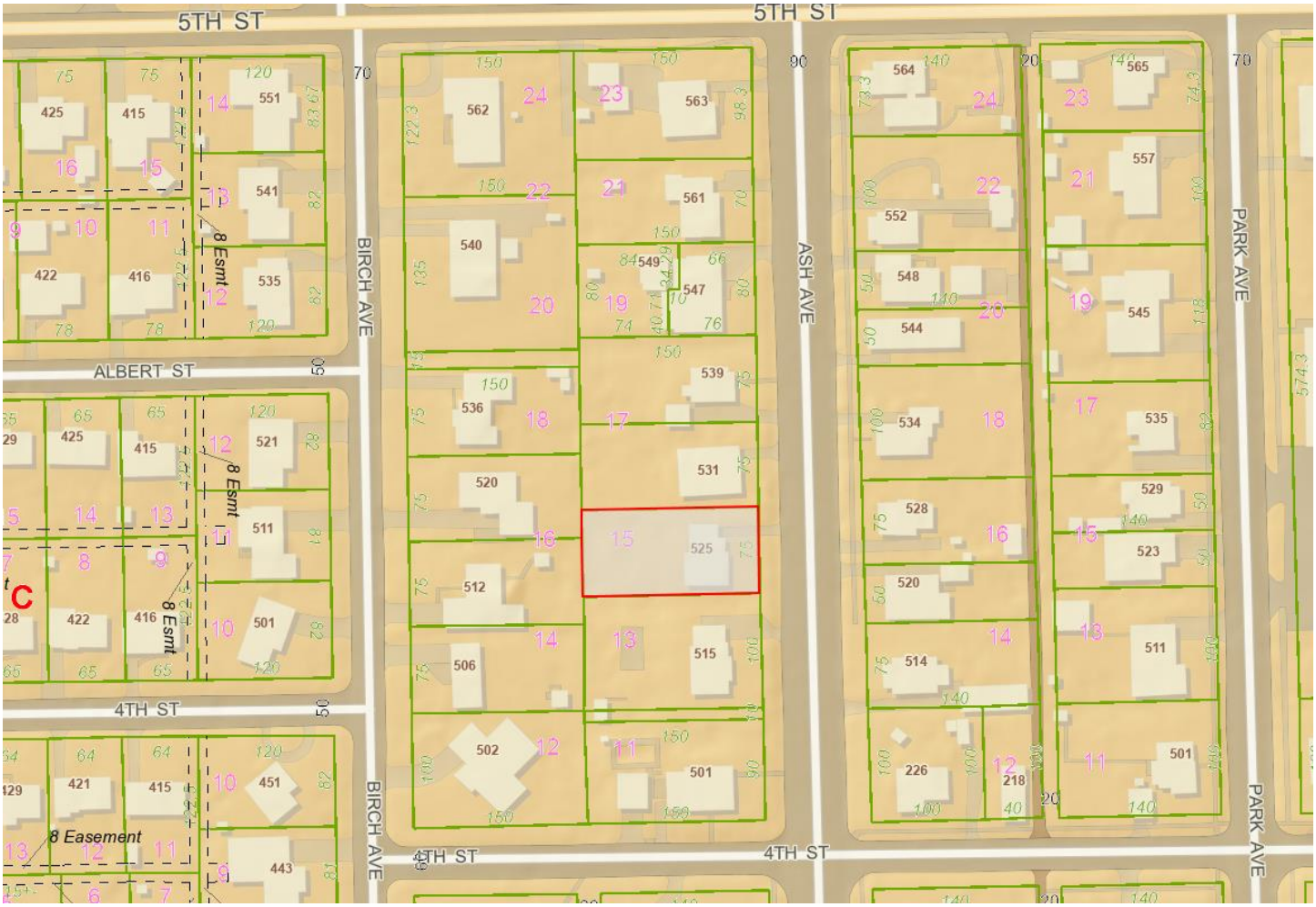
Date: January 28th, 2025

Present Zoning: R-1B (Single-Family Residential)

Variance Requests: The applicant, Karen Mathews, pursuant to City Code 17.10.08, is petitioning for front yard setback of approximately 13 feet, where code requires 25 feet.

Applicant: Karen Mathews

Property Address: 525 N Ash Ave, Valley Center, KS 67147 (outlined in red below)



Applicant's Reasons for Variance Request:
Per the City of Valley Center's Zoning Code (17.04.05.E.2.a), the minimum front yard setback is 25 feet on all sides abutting a street. The applicant would like to add a car covering that is wide enough for 2 vehicles on the front of the home. Due to the size and location of the home and having no rear access to the property, the homeowner is requesting to add to the front of the home, which would extend into the current setback. The applicant is requesting a variance to have a front setback of approximately 13 feet.

Review Standards for a Variance per 17.10.08.D. *(standards in italics)*:

1. *That the variance requested arises from such condition which is unique to the property in question, and which is not ordinarily found in the same zoning district and is not created by an action or actions of the property owner or the applicant.*

   This variance request is unique to this property. This property, along with neighboring properties on the west side of the 500 block of Ash Ave. do not have rear access to their properties. This specific property has a home that is approximately 55' wide, taking up most of the 75' lot width and does not allow for much room to add to the North. There is currently a single-car garage on the north end of the home. Other structures in the vicinity of this home are within the 25-foot setback.

2. *That granting of the variance will not adversely affect the rights of adjacent property owners or residents.*

   The granting of this variance will not adversely affect the rights of adjacent property owners/residents. A public notice was published in *The Ark Valley News* and notice letters were mailed to all property owners within 200 feet of the applicant's property boundaries. To date there has been two calls and one email to City Staff regarding this variance request, all inquirers were either neutral or in favor of the variance. Any further responses received after the creation of this staff report will be shared with the Board of Zoning Appeals during the January 28th, 2025, board meeting.

3. *That strict application of the provisions of these regulations from which a variance is requested will constitute unnecessary hardship upon the property owner represented in the application.*

   The variance requested would allow the property owner to build a 2-car covered parking area on the front of their home. If the variance is not approved, the homeowner would either have to have limited shelter for their vehicles, or have a larger expense to extend the driveway to the rear of the home in an effort to try to get some sort of shelter for their vehicles built in the rear yard.

4. *That the variance desired will not adversely affect the public health, safety, morals, order, convenience, prosperity, or general welfare.*

   The variance will not adversely affect the public health, safety, morals, order, convenience, prosperity, or general welfare of the surrounding neighbors or the community in general, if the variance request is approved.

5. *That granting the variance desired will not be opposed to the general spirit and intent of these regulations.*

   The spirit and intent of the Zoning Regulations regarding accessory structures will be met. The structure will still be subject to permitting where all other zoning regulations will be reviewed to ensure lot coverage, height and other setbacks will be met, along with current code. Many other structures in this neighborhood are already within the 25-foot setback and this would not be abnormal for the neighborhood.

Staff Recommendation: Staff recommend that the Board of Zoning Appeals approves the variance allowing a front yard setback of approximately 13 feet at 525 N Ash Ave, Valley Center, KS 67147.

City of Valley Center

Case No. VAR 2025-01

VARIANCE APPLICATION

240680

This application is for a Variance before the City Board of Appeals. The form must be completed in accordance with directions on the accompanying instructions and filed with the Zoning Administrator at Public Works, 545 W. Clay Street, Valley Center, Kansas 67147-0188 or FAX: (316) 755-7324. An incomplete application will not be accepted. For questions, call (316) 755-7310.

Property owner(s) Name & Address KAREN MATHEWS 525 N ASH AVE, VALLEY CENTER, KS, 67147

CELL Phone 316-259-8013 fax# N/A

Petitioners Name & Address Same as owner

Phone Same as owner fax# N/A

Contact email address katy.matheus@gmail.com Contact Cell Phone 316-259-8013

Relationship of applicant to property is that of ✓ Owner ____Tenant ____Lessee ____Other

Variance Requested:
ZONING ORDINANCE: 17.04.05.E.2.a.

Minimum Front Yard Requirement (Front Setback)

From 25 ft to 12.7 ft.

Address/Location of Request 525 N ASH AVE, VALLEY CENTER, KS 67147

Parcel number(s) 135583

Property Zoning is now R-1B Single-Family Residential District

The applicant or his/her authorized agent acknowledges all of the following:

1. That he/she has received instruction material concerning the filing and hearing of this matter.
2. That he/she has been advised of the fee requirements established and that the fee accompanies this application.
3. That he/she has been advised of his/her rights to bring action in the District Court of the County to appeal a decision of the Board of Zoning Appeals.
4. That all documents are attached to this petition as noted in the instructions.

Applicant	Date	Agent (If any)	Date
K L Mathews	Dec 18, 2024		

Office use only

A pre-application meeting occurred with the applicant on _____. This application was received at 2:10 (am) (pm) on Dec. 19, 2024 by the Zoning Administrator acting on behalf of the Board of Zoning Appeals. It has been checked and found to be complete and accompanied by the required documents and a nonrefundable fee of $**200.**

Karen Mathews

316-259-8013
katy.mathews@gmail.com
525 N Ash Ave, Valley Center, KS 67147

Subject: Variance to Front Setback for Property at 525 N Ash Ave

To the Valley Center Zoning Board/Relevant Authority

Variance Request to Zoning Ordinance 17.04.05.E.2.a., Minimum Front Yard Requirement (Front Setback):

I am requesting a variance to the Minimum Front Yard Requirement (Front Setback) for my home at 525 N Ash Ave. I request a change from 25ft to 12.7ft.

Lot Legal Description:

THE SOUTH 75 FEET OF LOT 15, ON AVE B, NOW ASH, TOGETHER WITH THE EAST HALF OF THE VACANT ALLEY, CARPENTER'S ADDITION TO THE CITY OF VALLEY CENTER, SEDGWICK COUNTY, KANSAS.

Background:

I would very much like a 2-car carport to protect me and my vehicles from the elements. This would increase my home's comfort, utility, and value.

Justifications:

- The ordinance's 25' Front Setback will only allow, roughly, a 13' deep carport. According to online information, the standard carport depth for access and protection is a minimum 20'.
- The requested 12.7' Setback will ensure my carport would be no closer to the street than my immediate neighbor's house, and will enable the front of my carport will align with the front of my immediate neighbor's home.
- The requested 12.7' Setback would not be unusual compared to other properties on the 400 and 500 block of Ash Ave.
- The planned Arko carport matches the solid look, trim color, and lines of my home.

Supporting Documentation:

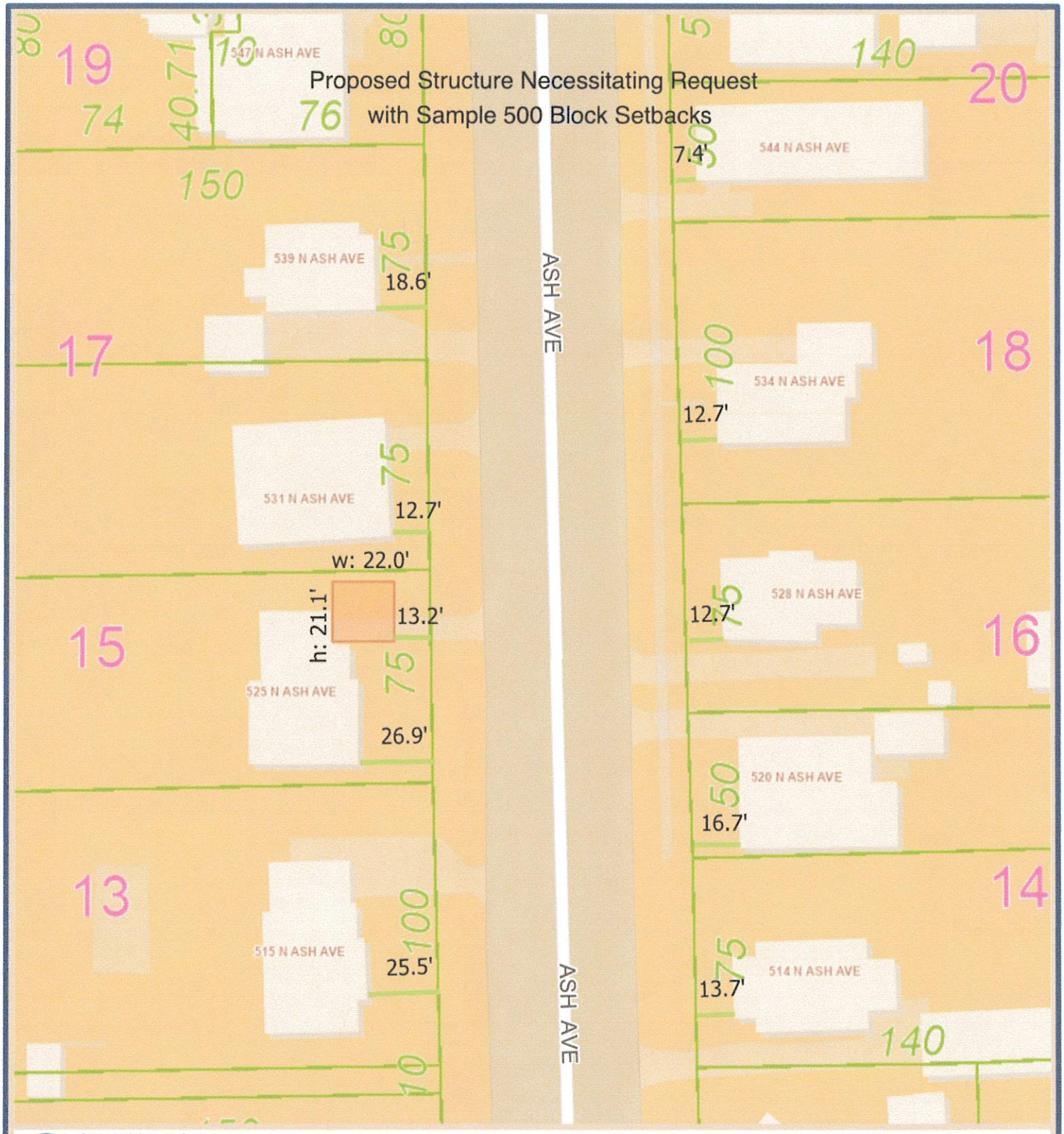
- Site plan showing the proposed modification and surrounding property boundaries.
- Site plans showing neighboring setbacks.
- Not-to-scale pictures to aid visualization.
- Photo of desired Arko Awnings.

I believe that granting this variance would allow me to use my property with greater comfort and peace of mind while still upholding the intent of the zoning setback. I respectfully request a hearing from the Zoning Board/Relevant Authority to consider this application.

Thank you for your consideration.

Sincerely,

Karen Mathews
Owner/Petitioner



Geographic Information Services
Sedgwick County... working for you

Date: 12/19/2024

It is understood that the Sedgwick County GIS, Division of Information and Operations, has no indication or reason to believe that there are inaccuracies in information incorporated in the base map.

The GIS personnel make no warranty or representation, either expressed or implied, with respect to the information or the data displayed.

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My Map with Proposed Structure

Sedgwick County, Kansas

N
W E
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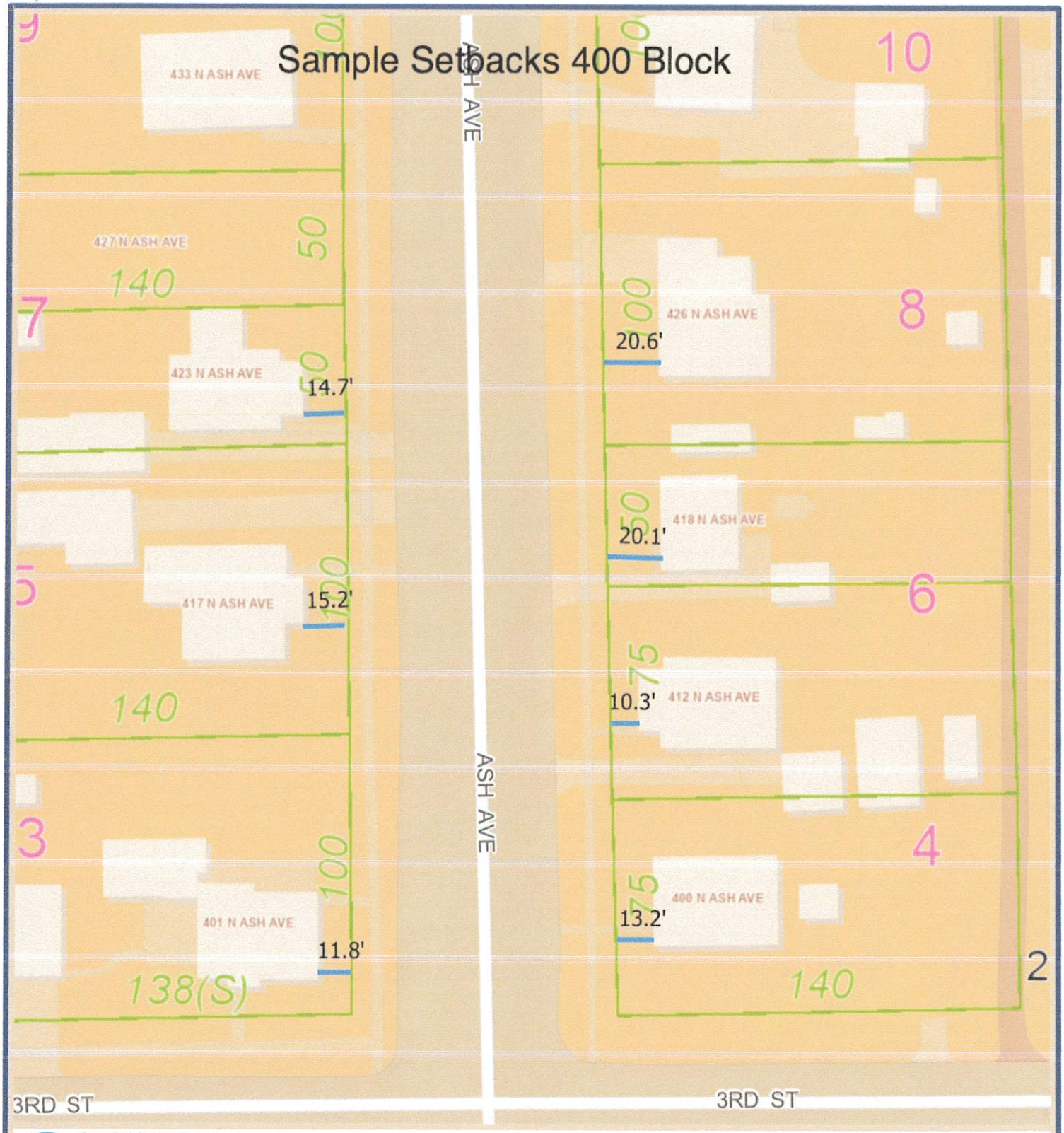
0 0.003 0.006

Sample Setbacks 400 Block



Geographic Information Services
Sedgwick County... working for you

Date: 12/18/2024

It is understood that the Sedgwick County GIS, Division of Information and Operations, has no indication or reason to believe that there are inaccuracies in information incorporated in the base map.

The GIS personnel make no warranty or representation, either expressed or implied, with respect to the information or the data displayed.

© 2024 Sedgwick County Kansas Government. All rights reserved.

My Map

Sedgwick County, Kansas

N W E S

1:564

mi
0 0.003 0.006

Arko Awning

Made using the highest quality materials and are built to last.

From Google Earth images to visualize intent. Not to scale.

Date: January 28th, 2025

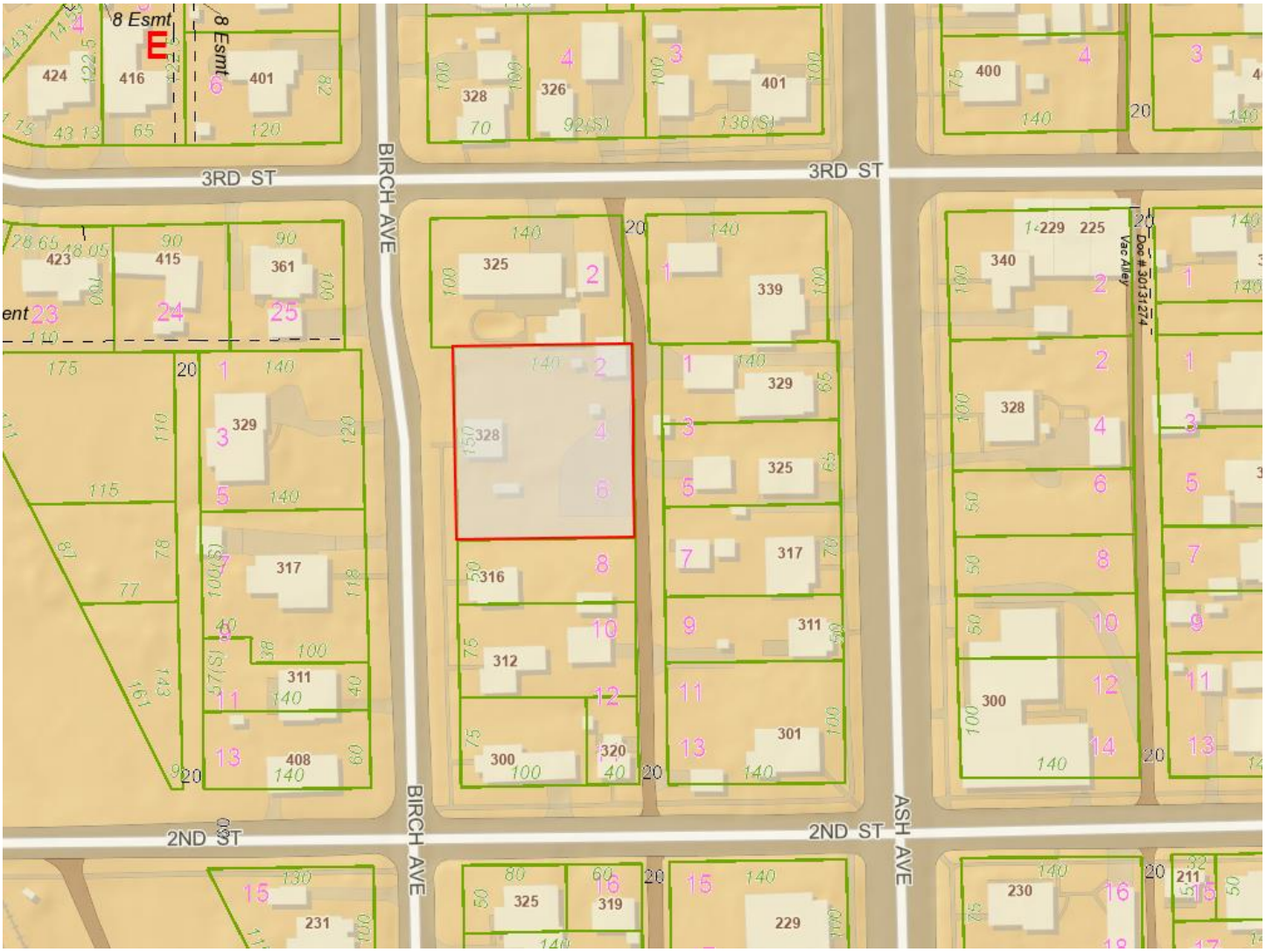
Present Zoning: R-1B (Single-Family Residential District)

Proposed Zoning: R-3 (Multi-Family Residential District)

Rezoning Application Case Number: RZ-2025-01

Applicant: I2 Investments LLC

Property Address: 328 N Birch Ave, Valley Center, KS 67147 (outlined in red below)



Applicant's Reasons for Rezoning: The applicant is requesting a rezoning from R-1B (single-family) to R-3 (multi-family) to demolish the dilapidated single-family structure and build a new multi-family structure. The applicant's request letter is attached to the end of this staff report.

Review Criteria for a Zoning Amendment per 17.11.01.H *(criteria in italics)*

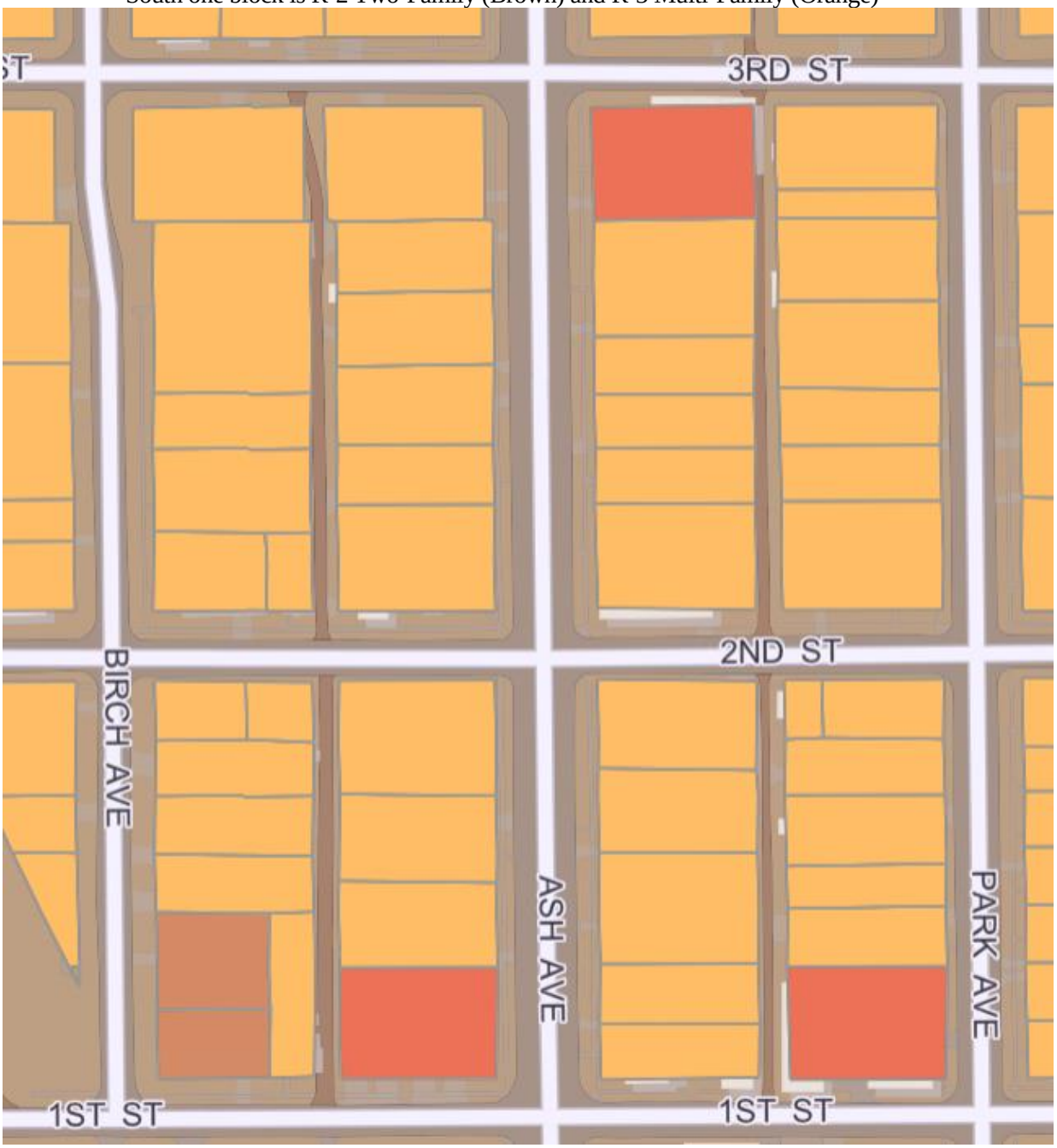
1. *What is the character of the subject property and the surrounding neighborhood in relation to existing uses and their condition?*

   The subject property currently consists of a single-family home with a detached 1-car garage. All adjacent lots are R-1B. Within one-block to the east, there is a R-3 zoned lot with two duplexes, within one block to the south, there is a R-2 zoned lot with a duplex currently being constructed and an R-3 lot with a quadplex on it.

2. *What is the current zoning of the subject property and that of the surrounding neighborhood in relationship to the requested change?*

   The current zoning of the subject property is R-1B (Single-Family Residential District). The surrounding zoning and land uses are as follows (see map below):

   - All adjacent properties are R-1B (Golden-yellow).
   - East one block is R-3 Multi-Family (Orange)
   - South one block is R-2 Two-Family (Brown) and R-3 Multi-Family (Orange)



3. *Is the length of time that the subject property has remained undeveloped or vacant as zoned a factor in the consideration?*

   No

4. *Would the request correct an error in the application of these regulations?*

   No

5. *Is the request caused by changed or changing conditions in the area of the subject property and, if so, what is the nature and significance of such changed or changing conditions?*

   No, the property is in a residential neighborhood and the applicant wants to keep the property in residential use.

6. *Do adequate sewage disposal and water supply and all other necessary public facilities including street access exist or can they be provided to serve the uses that would be permitted on the subject property?*

   Yes, public water, sanitary sewer, paved street, storm sewer and waste services are available to the subject property.

7. *Would the subject property need to be platted or replatted or in lieu of dedications made for rights-of-way, easements, and access control or building setback lines?*

   N/A, the subject property has already been platted and does not need to be replatted.

8. *Would a screening plan be necessary for existing and/or potential uses of the subject property?*

   No

9. *Is there suitable vacant land or buildings available or not available for development that currently has the same zoning?*

   No, the size of this property in an existing residential neighborhood is unique.

10. *If the request is for business or industrial uses, are such uses needed to provide more services or employment opportunities?*

    N/A

11. *Is the subject property suitable for the uses in the current zoning to which it has been restricted?*

    Yes

12. *To what extent would the removal of the restrictions, i.e., the approval of the zoning request detrimentally affect other property in the neighborhood?*

    The rezoning request will not have a negative impact on the surrounding properties. This neighborhood has spot-zoning with multiple types of residential-use properties.

13. *Would the request be consistent with the purpose of the zoning district classification and the intent and purpose of these regulations?*

    Yes

14. *Is the request in conformance with the Comprehensive Plan and does it further enhance the implementation of the Plan?*

    Yes, the Plan calls for additional housing variety.

15. *What is the nature of the support or opposition of the request?*

- City staff supports this rezoning. The standard public notice was published in *The Ark Valley News* and notices were sent out to surrounding property owners. No responses have been received to date.
- Other public comments in support or opposition will not be known until the public hearing. Any comments received by staff between the day the packet is sent and the hearing will be shared with the Board.

16. *Is there any information or are there recommendations on this request available from professional persons or persons with related expertise which would be helpful in its evaluation?*

    No

17. *By comparison, does the relative gain to the public health, safety and general welfare outweigh the loss in value or the hardship imposed upon the applicant by not approving the request?*

    No

City staff recommends approval of this rezoning application.

2406ce9

City of Valley Center

Case No. PL_____-_____

REZONING/LAND USE AMENDMENT APPLICATION

This application is for a Rezoning/Land Use Amendment before the City Planning Commission. The form must be completed and filed with the Zoning Administrator at Public Works, 545 W Clay Street, Valley Center, Kansas 67147-0188 or FAX: (316) 755-7324. An incomplete application will not be accepted. For questions, call (316) 755-7310, ext. 103.

Property owner(s) Name & Address i2 Investments LLC (Jordan Noore)

Phone 316-734-6273 fax#_____

Petitioner's Name & Address Jordan Noore

Phone 316-734-6273 fax#_____

Contact email address i2Invest2l@gmail.com Contact Cell Phone 316-734-6273

Relationship of applicant to property is that of X Owner___Tenant___Lessee___Other

Property Zoning/Land Use Plan is now R1

Proposed Rezoning/Land Use Plan Amendment R3

Property shown on Valley Center Land Use Plan is now R

Address/Location of Request 328 N Birch Ave Valley Center Ks 67147
(Lots 2-4-6 Ave C now Birch Ave)

Justification for Rezoning/Land Use Plan Amendment (attach narrative to application)

The undersigned petitioner understands the following conditions of this application:

1. That he/she has been advised of the fee requirements established and that the fee accompanies this application for a Rezoning/Land Use Amendment.
2. That the Planning Commission can only recommend action and the City Council must ratify the Planning Commission's decision as the final decision of the City.

Jordan Noore	12/02/2024		
Applicant	Date	Agent (If any)	Date

Office use only

A pre-application meeting occurred with the applicant on _____. This application was received at 12:52 (am) (pm) on 12/3/2024, 2024 by the Zoning Administrator acting on behalf of the Planning Commission and City Council. It has been checked and found to be complete. Nonrefundable fee varies, depending upon the zoning classification being requested.

Zoning Application fee for a rezoning is $300 other than a PUD, which is $500

Jordan Noone/ i2 Investments LLC
1468 E FallBrook St
Valley Center, KS, 67147
i2invest21@gmail.com
316-734-6273
12/03/2024

City of Valley Center Planning and Zoning Board

Dear Members of the Planning and Zoning Board,

I hope this letter finds you well. I am writing to formally request the rezoning of the property located at **328 N Birch, Valley Center, KS 67147** to an R3 zoning designation. This request is made in consideration of the growing needs of our community and the benefits that this zoning change can bring to the City of Valley Center.

The subject property is well-suited for R3 zoning, which allows for medium-density residential development. Additionally, it is worth noting that there are similar properties near 328 N Birch with comparable zoning and land use, demonstrating that this request is in line with existing neighborhood patterns and compatible with surrounding developments.

Here are the primary reasons why rezoning this property to R3 is beneficial:

1. **Housing Diversity and Affordability**:
   R3 zoning permits a mix of residential types, such as duplexes, townhomes, and small apartment buildings. This diversity accommodates a range of housing preferences and income levels, addressing the increasing demand for affordable and accessible housing options in our community.
2. **Efficient Land Use**:
   Higher-density residential zoning ensures more efficient use of land resources. It allows the city to accommodate more residents within the same geographic footprint, promoting a balance between urban development and green space preservation.
3. **Support for Local Businesses and Economy**:
   Increased population density within R3 zones supports local businesses by boosting the customer base and encouraging further economic investment in the area.
4. **Reduced Urban Sprawl**:
   By encouraging medium-density housing, R3 zoning minimizes the need for expansive suburban development, reducing environmental impacts and infrastructure costs associated with urban sprawl.
5. **Community Connectivity**:
   Medium-density developments often foster a greater sense of community and connectivity by encouraging walkable neighborhoods and proximity to local amenities, schools, and parks.

Rezoning this property to R3 will align with Valley Center's long-term development goals while enhancing the livability and functionality of the area. We are committed to ensuring that this rezoning request preserves the character and quality of the neighborhood.

Thank you for considering our proposal. We deeply value the opportunity to contribute to the continued growth and vibrancy of Valley Center. Should you require additional information or have any questions, please feel free to contact us at 316-734-6273 or i2invest21@gmail.com

Sincerely,
Jordan Noone

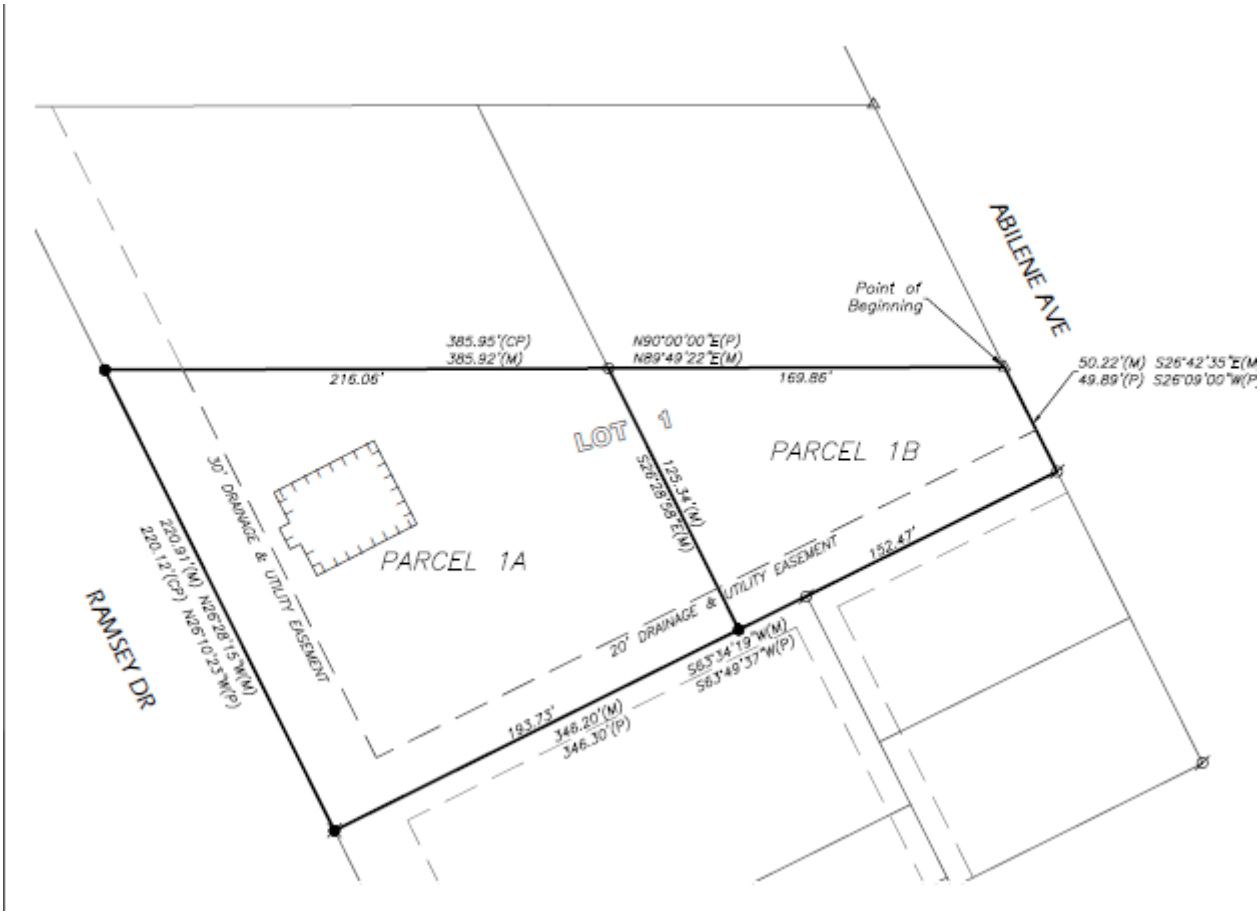
Date: January 28th, 2025

To: City of Valley Center Planning and Zoning Board

From: Kyle Fiedler, *Community Development Director*

RE: Lot Split Application (**LS-2025-01**)

Petition: Kimberly Logan is petitioning for a lot split to divide the parcel of land located at 520 S. Ramsey Dr., Valley Center, KS 67147, into two lots as shown in the image below:



Existing Lot with Proposed New Lot Lines (approximate boundaries in black):

Staff Review Comments:

Currently, the lot in question contains a commercial structure on Ramsey Dr. The land is zoned C-2 (General Business District). Upon approval of this lot split, the intent is to sell Parcel 1B. The new lot will meet the minimum lot size for development in C-2, as it is currently zoned. It would also meet the minimum frontage for R-4 regulations. If the new owner would want to re-zoned the lot to anything else, they would also have to request a variance from the minimum lot width depending, on the zoning designation they seek. The completed lot split survey document is attached to the end of this staff report.

A public notice was sent out to all adjacent property owners and a public notice was published in *The Ark Valley News*. To date, one call has been received regarding the proposed lot split, this person is not opposed if the property will be used for residential use, but has reservations on the types of commercial development that could occur next to her residential property. Any responses received after this report's creation will be shared with the board during the January 28, 2025 meeting.

City staff recommend approval of this lot split application.

DISCOVER Valley Center

LOT SPLIT APPLICATION

Lot Split Fee - $150.00
(non refundable after application is submitted)

Property owner(s) Name & Address Kimberly C. Logan

Phone/Cell 316 932 2690 Fax#

Petitioner's Name & Address Kimberly Logan 520 S Ramsey Dr

Phone/Cell Fax#

Email address of contact person:

Locaton of Lot Split Abilene Ave & Valley Park Dr. - 520 S Ramsey Dr

Parcel(s) numbers 00264755

Property is zoned as C-2 General Business District

Property shown on Valley Center Land Use Plan as Commercial

Total acreage of Lot Split parcels 1.08 acres

Total number of lots 2

Kimberly Logan

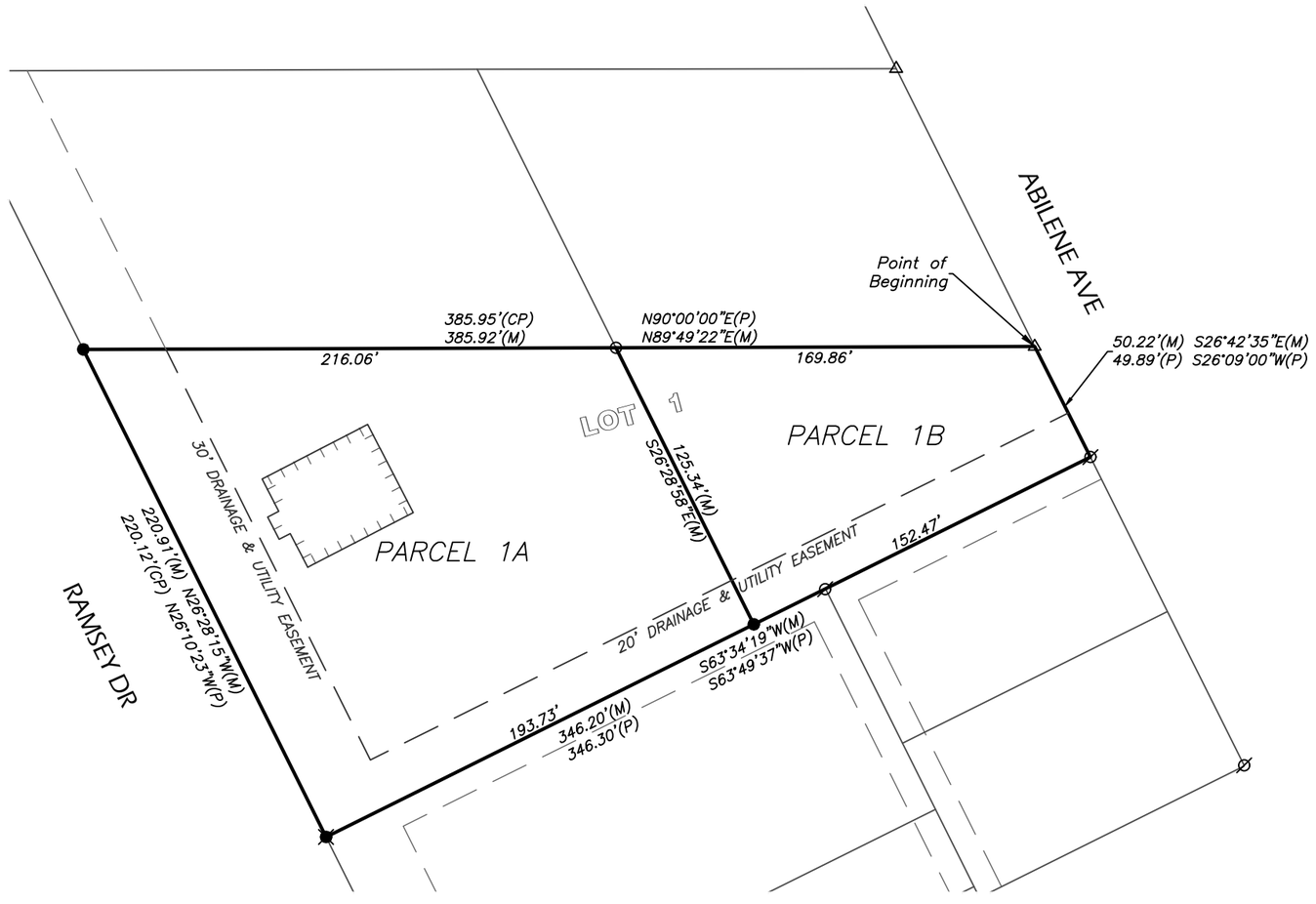
Property Owner

1/22/2025

Date

LOT SPLIT

Part of Lot 1, Block 1, Valley Park 6th "B" Addition, Valley Center, Sedgwick County, Kansas



STATE OF KANSAS
COUNTY OF SEDGWICK } SS

I, Keith A. Severns, a licensed land surveyor in the State of Kansas, do hereby certify that the following described tract of land and accompanying drawing exhibit, and that all the monuments shown herein actually exist and their positions are correctly shown to the best of my knowledge and belief:

LEGAL DESCRIPTION:

PARCEL 1A:

That part of Lot 1, Block 1, Valley Park 6th "B" Addition, Valley Center, Sedgwick County, Kansas, EXCEPT that part described as beginning at the northeast corner of said Lot 1, thence S26°42'35"E along the southern right-of-way line of Abilene Avenue, 50.22 feet; thence S63°34'19"W along the southeastern line of said Lot 1, 152.47 feet; thence N26°28'58"W, a distance of 125.34 feet; thence N89°49'22"E along the north line of said Lot 1, 169.86 feet, to the point of beginning.

PARCEL 1B:

That part of Lot 1, Block 1, Valley Park 6th "B" Addition, Valley Center, Sedgwick County, Kansas, described as beginning at the northeast corner of said Lot 1, thence S26°42'35"E along the southern right-of-way line of Abilene Avenue, 50.22 feet; thence S63°34'19"W along the southeastern line of said Lot 1, 152.47 feet; thence N26°28'58"W, a distance of 125.34 feet; thence N89°49'22"E along the north line of said Lot 1, 169.86 feet, to the point of beginning.

Keith A. Severns P.S. #1355 *Date*

COUNTY SURVEYOR'S CERTIFICATION:

REVIEWED IN ACCORDANCE WITH K.S.A. 58-2005 ON THIS DAY OF _____, 2025.

Tricia L. Robello, P.S. #1246
Deputy County Surveyor
Sedgwick County, Kansas

LEGEND

- ● SET ½" Rebar (w/ KEMPA Cap)
- ◉ SET ⅝" Rebar (w/ KEMPA Cap)
- ○ FOUND ½" Rebar (Origin Unknown)
- ⌀ FOUND ½" Rebar (w/ Savoy Cap)
- △ FOUND ½" Iron Pipe (Origin Unknown)

(M) Measured
(P) Platted
(CP) Calculated per Platted Info

0 30 60 120
SCALE: 1 INCH = 60 FEET

PROJ # 24190 DATE: 12.27.2024

KEMILLER ENGINEERING
117 E. Lewis, Wichita, KS 67202 (316)264-0242

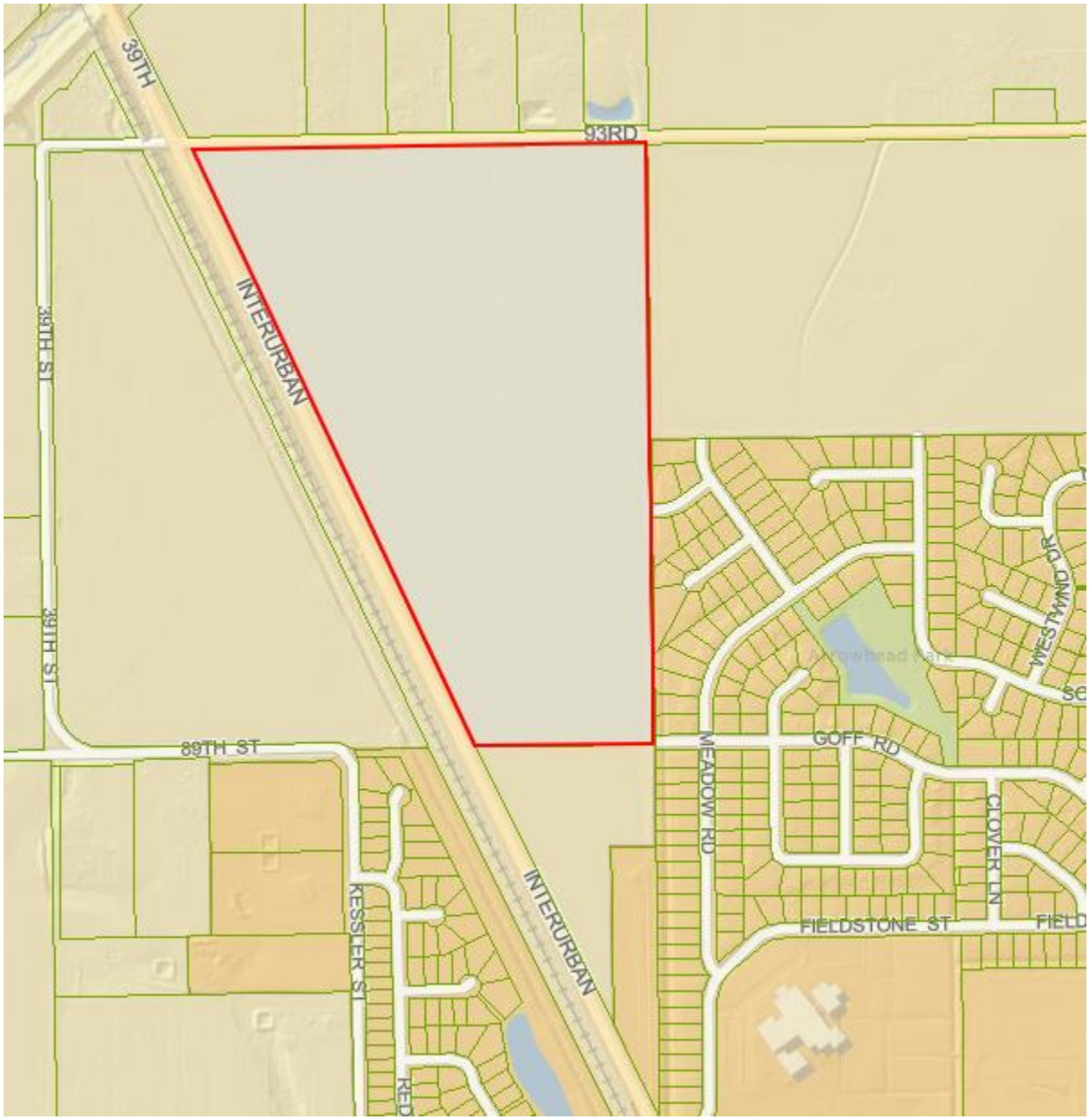
Date: January 28, 2025

To: City of Valley Center Planning and Zoning Board

From: Kyle Fiedler, *Community Development Director*

Preliminary Plat Approval for Bobwhite Estates Subdivision Plat (SD-2025-01)

KWH Investments, LLC, pursuant to Section 16.04., is petitioning the City of Valley Center Planning and Zoning Board to approve a preliminary plat for the land (outlined in red below) currently not addressed, but at the southeast corner of Interurban Dr. and West 93rd St N. Sedgwick County, KS.



Applicant's Reasons for Platting:

The property owner is working to transform this existing agricultural property into a suburban-style neighborhood with new large single-family lots.

Staff Comments:

The preliminary plat has been reviewed by the City Staff Review Team, which has provided multiple comments/revisions that have been incorporated into the preliminary plat documents, which are included as a separate attachment with this staff report. The preliminary plat meets all the requirements listed in the required contents section (16.05.01) for preliminary plats submitted to the City of Valley Center for approval. A note, there is a pipeline easement through part of the plat, right now it is a blanket easement and Garber Surveying is working with the Pipeline to get the easement narrowed down. Once the preliminary plat is approved by the Planning and Zoning Board, the final plat will be reviewed by City Staff and the Planning and Zoning Board for approval (scheduled for the February 25, 2025 board meeting). Once the final plat is approved by this board, it will go to City Council for final approval in March. This property is currently in Sedgwick County but falls within our extraterritorial jurisdiction. It is zoned in the County as Rural Residential. As currently shown, this plat will create a total of 12 new parcels.

Valley Center Subdivision Regulations 16.06.11.6 states that since the property has reasonable connection opportunity they should be annexing and connecting to services. The property does have reasonable connection and is adjacent to a subdivision in Valley Center. The property owner does not want the property to be annexed. The Planning Commission will have to consider if they want to enforce the subdivision regulation or waive the requirements of public infrastructure as required by the Subdivision Regulations.

A public notice was published in *The Ark Valley News*, along with letters sent to all property owners within 200 feet of the boundary of the proposed preliminary plat for properties inside the incorporated boundary of Valley Center and 1,000 feet for property in the unincorporated area surrounding the land included in the proposed preliminary plat. As of the date of this report, there have been no inquiries regarding this application, and no one has submitted any protest this proposed preliminary plat.

Staff Recommendation:

City staff recommend denial of this preliminary plat application as it would not be in compliance with our Subdivision Regulations, which require streets, utilities and other public infrastructure. Although this property is in the County, it is subject to Valley Center Subdivision Regulations and Staff recommend confirming with our regulations that are in place.

CITY OF VALLEY CENTER PLATTING APPLICATION

X	**PRELIMINARY PLAT**	$350 (fee is nonrefundable)
_____	**FINAL PLAT**	$150 (fee is nonrefundable)
_____	**CORRECTING PLATTING ERROR**	$100 (fee is nonrefundable)

Property owner(s) Name & Address KWH Investments, LLC (Kaleb Howell) 4208 S. 359th St. W., Cheney, KS 67025 G24-661

Phone 316-249-3771 fax# _____

Petitioners Name & Address Garber Surveying Service, PA (Daniel Garber) 2908 N. Plum St., Hutchinson, KS 67502

Phone 620-665-7032 fax# 620-663-7401

Email address/ Cell Phone of contact person: dgarber@garbersurveying.com

Location of Subdivision W. 93rd St. N. & N. Interurban Drive (NW 1/4 of Section 25-25-01W)

Parcel(s) numbers 00315182

Property shown on Valley Center Land Use Plan as Rural Residential - Valley Center Extraterritorial Sub Zone

Total acreage of Plat 65.441 Acres

Total number of lots 12

The following materials must be submitted with the plat. The application is not considered complete and ready for review until all materials are submitted.

_____ This Application Form
_____ One (1) original copy, two (2) scaled copies (24" x 36") and 12 11" x 17" copies
_____ Layout of public improvements
_____ Street plans and profiles (if applicable)
_____ Soil testing results (if necessary)
_____ Any Restrictive covenants
_____ A list of all benchmarks
_____ Property owners association (if applicable)
_____ Final storm water runoff and erosion control plans
_____ Copy of Developers Agreement (if any)
_____ Dedication of Right-of-Way

Filed by:

_____ _____

==========

Office use only

Has pre-application consultation been completed? _____

Date of filing 12/17/2024

Person certifying date and time of submittal Kyle Fiedler

Application Number SD-2025-01

CITY OF WICHITA

Sedgwick County... working for you

Metropolitan Area Building and Construction Department

271 W. 3rd St. N., Suite 101, Wichita, KS 67202 - www.sedgwickcounty.org - TEL: 316-660-1840 - FAX: 316-660-1810

Chris Labrum
Director

DATE: November 5, 2024

TO: Greg Shearon

FROM: Tim Wagner

RE: BOBWHITE ESTATES ADDITION

The above subject plat is approved for on-site sewage disposal facilities and water wells subject to the following conditions.

1. That a permit for on-site sewage disposal facilities be obtained from the Metropolitan Area Building and Construction Department prior to construction, repair or modification.

2. That should any water wells be constructed, repaired or modified that they meet current Kansas Water Well Construction standards (Article 30) of the Kansas Administrative Regulations and the Sedgwick County

3. Water Supply Requirements:
   Individual Domestic water wells may be utilized for each lot.
   No guarantee of quantity or quality.
   It is recommended wells be drilled to determine quantity of water available.

4 Sewage Facility Design Specifications:
   Lots 1-13 Blk A –Lagoons standard construction.
   ,,

   System requirements subject to modification by the Director of the Metropolitan Area Building and Construction Department if subsequent testing indicates other system designs are appropriate.

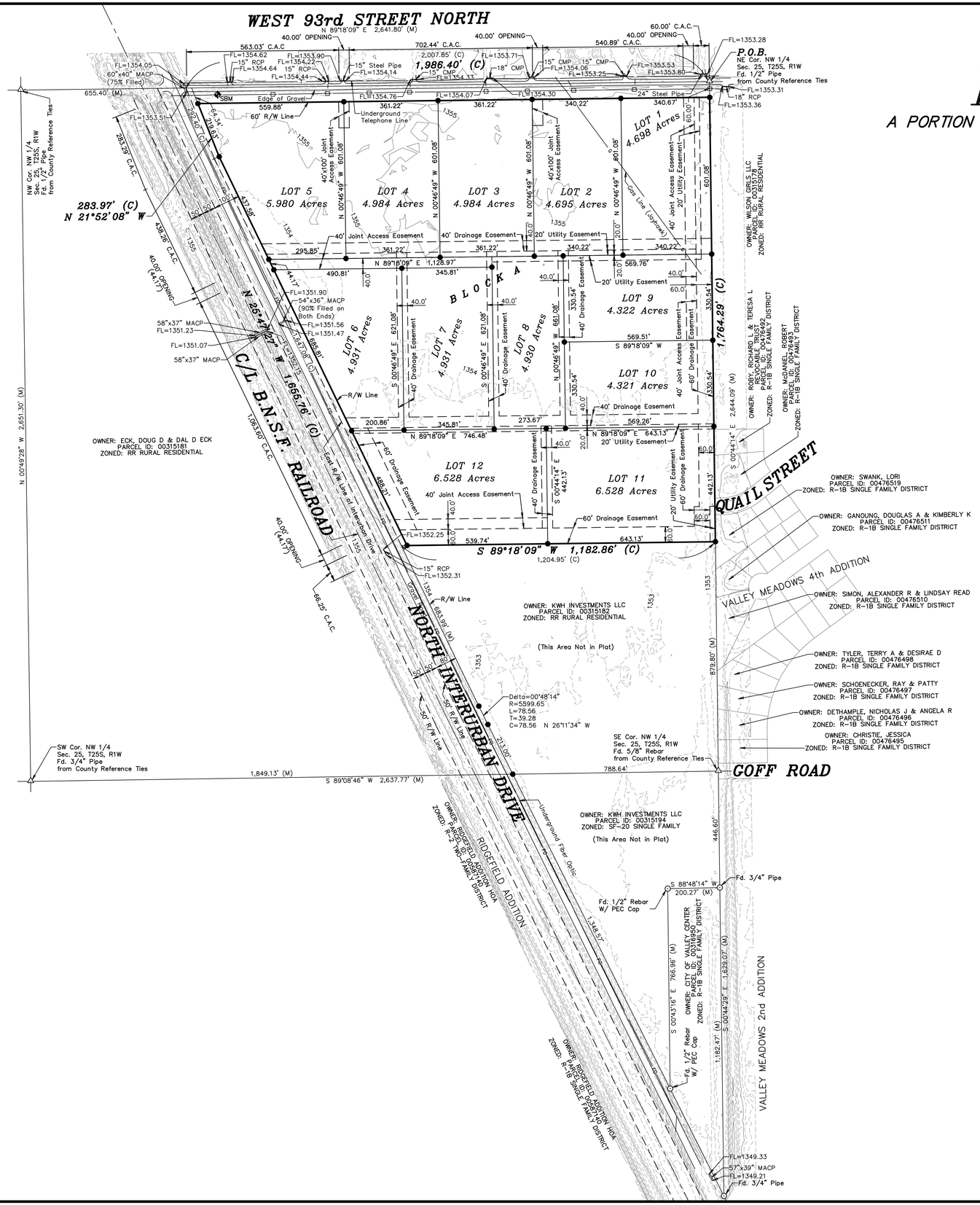
Concur _____ Director of the Metropolitan Area Building and Construction Department

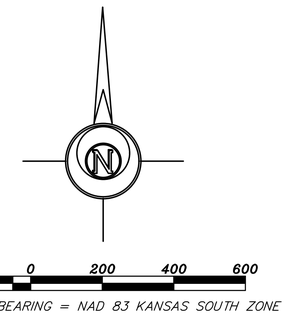
Cc: Garber Surveying Service PA, 2908 N Plum, Hutchinson KS 67502

PRELIMINARY PLAT

BOBWHITE ESTATES

A PORTION OF THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 25 SOUTH, RANGE 1 WEST OF THE 6th PRINCIPAL MERIDIAN, SEDGWICK COUNTY, KANSAS

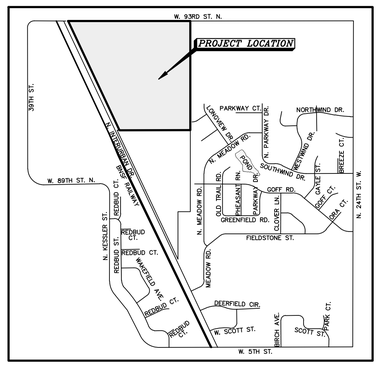




BASIS OF BEARING = NAD 83 KANSAS SOUTH ZONE

LEGEND

- △ – Sectional Monument Found
- ○ – Fd. 5/8" Rebar w/GSS Cap
- ● – 5/8" x 24" Iron Rebar Set w/GSS Cap
- ⊕ – Power Pole
- ⊞ – Underground Telephone Pedestal
- (C) – Calculated
- (M) – Measured
- (R) – Record Measurement
- SBM – Site Benchmark
- C.A.C. – Complete Access Control
- P.O.B. – Point of Beginning



VALLEY CENTER, KANSAS
VICINITY MAP
(NOT DRAWN TO SCALE)

DESCRIPTION:

A portion of the West Half of the Northwest Quarter of Section 25, Township 25 South, Range 1 West of the 6th Principal Meridian in Sedgwick County, Kansas more particularly described by Daniel E. Garber, Professional Surveyor #683, on November 7, 2024 as follows:

Beginning at the Northeast corner of the West Half of the Northwest Quarter of Section 25, Township 25 South, Range 1 West of the 6th Principal Meridian; thence with a bearing South 00°44'14" East (basis of bearings is NAD 83 Kansas South Zone) along the East line of the West Half of said Northwest Quarter a distance of 1,764.29 feet; thence South 89°18'09" West parallel with the North line of said Northwest Quarter a distance of 1,204.95 feet to the Easterly right-of-way line of North Interurban Drive; thence North 25°47'27" West along said right-of-way line a distance of 1,647.08 feet; thence continuing along said right-of-way line with a bearing of North 21°52'08" West a distance of 292.40 feet to the North line of said Northwest Quarter; thence North 89°18'09" East along the North line of said Northwest Quarter a distance of 2,007.85 feet to the point of beginning containing **65.441 Acres.**

DIGSAFE:
Utilities shown were located by respective owners. Any Utilities not shown are due to no response to Kansas One Call "1-800-DIG-SAFE" Ticket #24447781 & #24447802.

Utility locations shown hereon are based on information received from Kansas One-Call (1-800-DIG-SAFE) identified by Ticket #24447781 & #24447802 on September 4, 2024. Before any digging, contractor should verify utility locations by calling 1-800-DIG-SAFE.

FLOOD NOTE:
According to Flood Insurance Rate Map No. 20173C0182G (dated December 22, 2016) published by the Federal Emergency Management Agency, the property described above lies within **Zone "X",** which is defined as "Areas Determined to be Outside the 0.2% Annual Chance Floodplain and with Reduced Flood Risk due to Levee.

BENCHMARK:

SBM:
Spike set in North face of first power pole East of North Interurban Road and South of West 93rd Street North ±18.0 feet South and ±755.2 feet East of the Northwest Corner of the Northwest Quarter of Section 25, Township 25 South, Range 1 West in Valley Center, Sedgwick County, Kansas.

Elevation=1356.91 (NAVD88)

LIDAR HORIZONTAL AND VERTICAL CONTROL:
http://www.kansasgis.org/

FILE: BE_2018_14SPG4090 (2018) & BE_2018_14SPG4085 (2018)

HORIZONTAL DATUM: North American Datum of 1983 (NAD83)

VERTICAL DATUM: North American Vertical Datum of 1988 (NAVD88)

NOTE: Contours shown at 1' intervals.

OWNER/SUBDIVIDER:

KALEB HOWELL
KWH INVESTMENTS, LLC
4208 S. 359th ST. W.
CHENEY, KANSAS 67025
(316) 249-3771

SURVEYOR:

DANIEL E. GARBER
GARBER SURVEYING SERVICE, P.A.
2908 N. PLUM ST.
HUTCHINSON, KANSAS 67502
(620) 665-7032

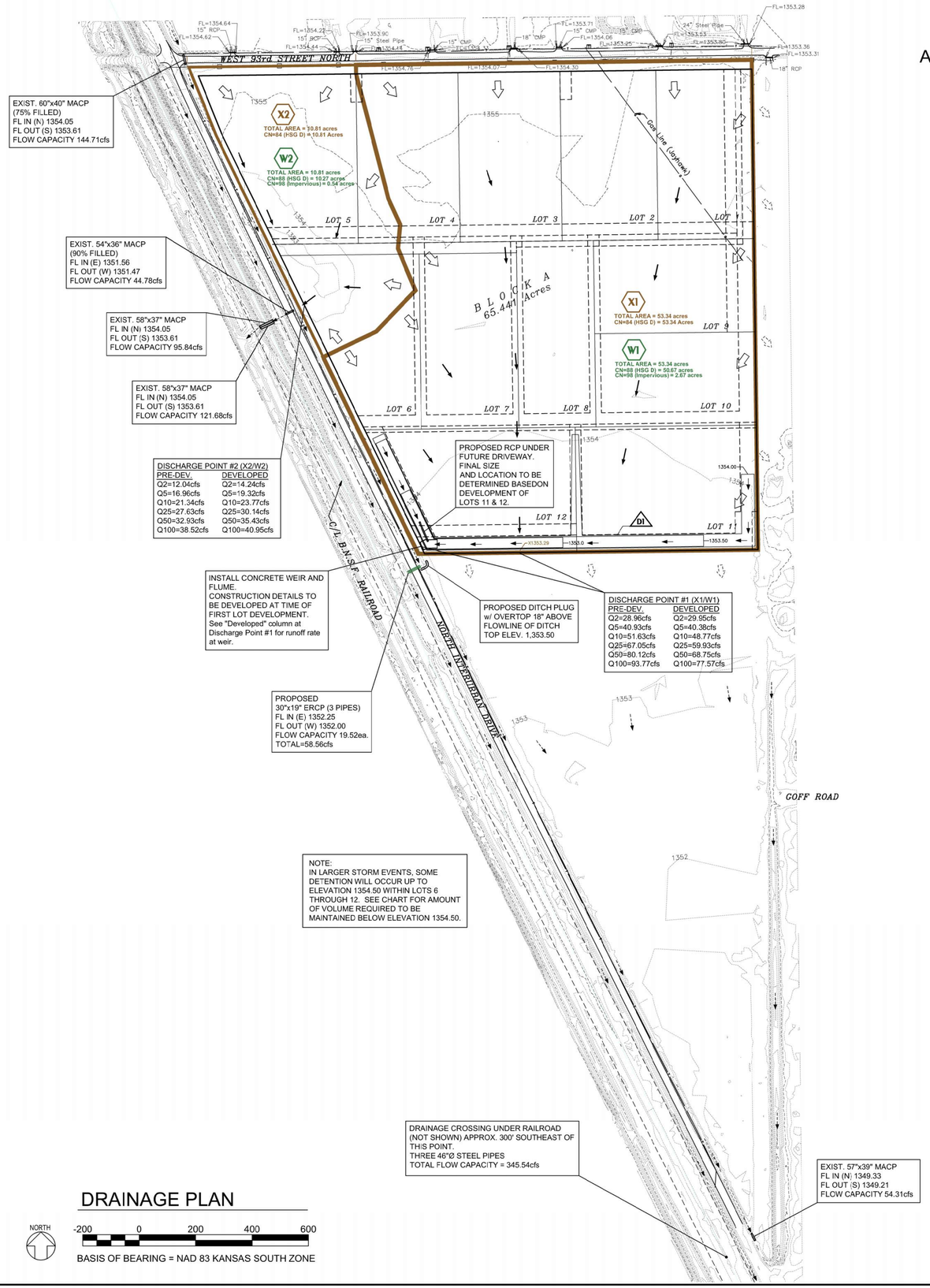
Prepared For: PRELIMINARY PLAT	Description: BOBWHITE ESTATES SEDGWICK COUNTY, KANSAS

Prepared By: Garber Surveying Service, P.A.
HUTCHINSON
2908 North Plum St. 67502
Ph. 620-665-7032
(Main Office)
BRANCH OFFICES: MANHATTAN Ph. 785-320-4810; MCPHERSON Ph. 620-241-4441; NEWTON Ph. 316-283-5053; SALINA Ph. 785-404-6302; WICHITA Ph. 316-260-9933

Drawn By: CDS	Scale: 1"=200'	Date of Field Work: September 6, 2024	Job No: G2024-661
Checked By: DEG	Date: 01/21/2025	Sheet 1 of 1 Sheet(s)	

BOBWHITE ESTATES

A PORTION OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 25 SOUTH, RANGE 1 WEST OF THE 6TH PRINCIPAL MERIDIAN IN SEDGWICK COUNTY, KANSAS



DRAINAGE PLAN

NORTH

-200 0 200 400 600

BASIS OF BEARING = NAD 83 KANSAS SOUTH ZONE

DRAINAGE LEGEND	
SYMBOL	DESCRIPTION
	OFFSITE SHEET FLOW
	SHEET FLOW
	OFFSITE CONCENTRATED FLOW
	SHALLOW CONCENTRATED FLOW
	PROPOSED CONCENTRATED FLOW
	DRAINAGE BOUNDARY
	EXISTING CONTOURS

EXISTING DRAINAGE SUMMARY CHART - SCS METHOD

DRAINAGE BASIN	DRAINAGE AREA (Acres)	% IMPERVIOUS	CURVE NUMBER (CN)	RETURN PERIOD	TC (Min)	PEAK DISCHARGE (cfs)
X1	53.34	0	84	2	130	28.96
				5		40.93
				10		51.63
				25		67.05
				50		80.12
				100		93.77
X2	10.81	0	84	2	51	12.04
				5		16.96
				10		21.34
				25		27.63
				50		32.93
				100		38.52

DEVELOPED DRAINAGE SUMMARY CHART - SCS METHOD

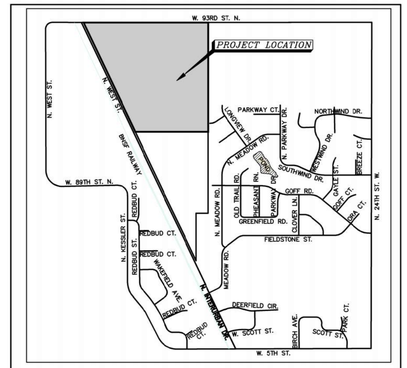
DRAINAGE BASIN	DRAINAGE AREA (Acres)	% IMPERVIOUS	CURVE NUMBER (CN)	RETURN PERIOD	TC (Min)	PEAK DISCHARGE (cfs)
W1	53.34	5	89	2	130	35.82
				5		48.38
				10		59.35
				25		74.92
				50		87.95
				100		101.52
W2	10.81	5	89	2	51	14.24
				5		19.32
				10		23.77
				25		30.14
				50		35.43
				100		40.95

EXISTING VS. PROPOSED DRAINAGE SUMMARY CHART (FULL SITE) - SCS METHOD

DRAINAGE AREA (Acres)	RETURN PERIOD	EXISTING PEAK DISCHARGE (cfs)	PROPOSED PEAK DISCHARGE (cfs)	CHANGE IN PEAK DISCHARGE (cfs)
64.15	2	32.03	31.86	-0.17
	5	45.17	42.92	-2.25
	10	56.90	51.79	-5.11
	25	73.75	63.59	-10.16
	50	87.97	72.93	-15.04
	100	102.87	82.26	-20.61

SURVEYOR:
DANIEL E. GARBER
GARBER SURVEYING SERVICE, PA
2908 N. PLUM ST
HUTCHINSON, KS 67502
620-665-7032

OWNERS:
KALEB HOWELL
KWH INVESTMENTS, LLC
208 S. 359TH ST W.
CHENEY, KS 67025
316-249-3771



SEDGWICK COUNTY, KANSAS
VICINITY MAP
(NOT DRAWN TO SCALE)

LEGAL DESCRIPTION:
A PORTION OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 25 SOUTH, RANGE 1 WEST OF THE 6TH PRINCIPAL MERIDIAN IN SEDGWICK COUNTY, KANSAS MORE PARTICULARLY DESCRIBED BY DANIEL E. GARBER, PROFESSIONAL SURVEYOR #683, ON NOVEMBER 7, 2024 AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 25 SOUTH, RANGE 1 WEST OF THE 6TH PRINCIPAL MERIDIAN; THENCE WITH A BEARING SOUTH 00°44'14" EAST (BASIS OF BEARINGS IS NAD 83 KANSAS SOUTH ZONE) ALONG THE EAST LINE OF THE WEST HALF OF SAID NORTHWEST QUARTER A DISTANCE OF 1,764.29 FEET; THENCE SOUTH 89°18'09" WEST PARALLEL WITH THE NORTH LINE OF SAID NORTHWEST QUARTER A DISTANCE OF 1,204.95 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF NORTH INTERURBAN DRIVE; THENCE NORTH 25°47'27" WEST ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 1,647.08 FEET; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE WITH A BEARING OF NORTH 21°52'08" WEST A DISTANCE OF 292.40 FEET TO THE NORTH LINE OF SAID NORTHWEST QUARTER; THENCE NORTH 89°18'09" EAST ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER A DISTANCE OF 2,007.85 FEET TO THE POINT OF BEGINNING CONTAINING 65.441 ACRES.

DRAINAGE NOTES:
1. THE SCS METHOD WAS USED TO COMPUTE THE PEAK DISCHARGES FOR EXISTING AND DEVELOPED CONDITIONS. CN-VALUES WERE ASSIGNED TO THE EXISTING SITE AND PROPOSED IMPROVEMENTS FROM CITY OF WICHITA DRAINAGE MANUAL. PROPOSED LOTS WERE ASSUMED TO BE 5% IMPERVIOUS. THE RATIONAL METHOD WAS UTILIZED TO DETERMINE CULVERT SIZES.
2. SOIL TYPES WERE DETERMINED FROM THE NATURAL RESOURCE CONSERVATION SOIL SURVEY WEBSITE. THE ENTIRE SITE CONSISTS OF THE FOLLOWING HYDROLOGIC SOILS GROUP(S): 100% HSG D.
3. THE PLATTED PROPERTY IS LOCATED WITHIN ZONE X ON MAP 20173C0182G, DATED DECEMBER 22, 2016, WHICH IS DEFINED AS, "AREAS SHOWN AS BEING PROTECTED FROM THE 1-PERCENT-ANNUAL-CHANCE OR GREATER FLOOD HAZARD BY LEVEE SYSTEM."
4. WATER QUALITY TREATMENT IS NOT REQUIRED FOR SEDGWICK COUNTY DEVELOPMENTS OUTSIDE OF THE LATEST US CENSUS URBANIZED AREA.
5. DETENTION IS PROVIDED BY DETENTION POND D1.
6. ALL ELEVATIONS SHOWN ARE IN NAVD 88 VERTICAL DATUM.

BENCHMARKS:
SPIKE SET IN NORTH FACE OF FIRST POWER POLE EAST OF NORTH INTERURBAN ROAD AND SOUTH OF WEST 93RD STREET NORTH ±18.0 FEET SOUTH AND ±755.2 FEET EAST OF THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 25 SOUTH, RANGE 1 WEST IN VALLEY CENTER, SEDGWICK COUNTY, KANSAS.
ELEVATION = 1356.91 (NAVD88)

NOTE:
BOUNDARY SURVEY COMPLETED BY GARBER SURVEYING SERVICE, PA ON SEPTEMBER 6, 2024

MINIMUM BUILDING PAD ELEVATIONS FOR LOWEST OPENING TO THE STRUCTURES

LOT	BLOCK	ELEVATION (NAVD88)
1	A	1,356.50
2	A	1,356.50
3	A	1,356.50
4	A	1,356.50
5	A	1,356.50
6	A	1,356.50
7	A	1,356.50
8	A	1,356.50
9	A	1,356.50
10	A	1,356.50
11	A	1,356.50
12	A	1,356.50

POND 'D1'

POND BOTTOM ELEVATION	1,352.50
PROPOSED 10YR STAGE	1,354.23
PROPOSED 10YR PEAK DISCHAGE (cfs)	48.77cfs
PROPOSED 100YR STAGE	1,354.48
PROPOSED 100YR PEAK DISCHAGE (cfs)	77.57cfs

		TOTAL DETENTION STORAGE	
STAGE (Elv)	AREA (acres)	(Cu. Ft.)	(Acre-Ft.)
1,352.50	0	0	0
1,353.00	0.557	4,661	0.107
1,353.50	1.262	23,958	0.550
1,354.00	3.037	69,391	1.593
1,354.50	13.088	232,218	5.331

MINIMUM AVAILABLE DETENTION VOLUME TO BE MAINTAINED BELOW EL. 1354.50

LOT	BLOCK	VOLUME (Acre-Ft.)
1 THRU 5	A	N/A
6	A	0.258
7	A	0.467
8	A	0.415
9	A	0.123
10	A	0.789
11	A	0.847
12	A	0.835

PROVIDE GRADING AS REQUIRED AT EACH LOT IN ORDER TO MAINTAIN POSITIVE FLOW TO SOUTH DRAINAGE AREA

ANDREW J. GOERING
LICENSED
29177
01-22-2025
KANSAS
PROFESSIONAL ENGINEER

ENGINEERING
P.A.
CONSULTANTS
1227 NORTH MAIN STREET
HUTCHINSON, KANSAS 67501
P 620-665-6394
www.echutch.com
F 620-665-0218

THIS DRAWING IS THE PROPERTY OF ENGINEERING CONSULTANTS, P.A. AND SHALL NOT BE COPIED OR REPRODUCED WITHOUT WRITTEN AUTHORIZATION FROM ENGINEERING CONSULTANTS, P.A.

BOBWHITE ESTATES
DRAINAGE
VALLEY CENTER, KANSAS

Revision Schedule

No	Description	Date

DATE: JANUARY 22, 2025
JOB No: 24-194
DESIGN BY: V V
DRAWN BY: V V / TC
CHECK BY: AG

BOBWHITE ESTATES

DRAINAGE PLAN

C1.0
OF
1

12/2/2025 8:44:13 AM N:\KWKH INVESTMENTS\24-194 BOBWHITE ESTATES\DRAINAGE\00-CIVIL\DSS 24-194 - BOBWHITE ESTATES DRAINAGE SUBMITTAL_STAMPED 2025-01-22.DWG

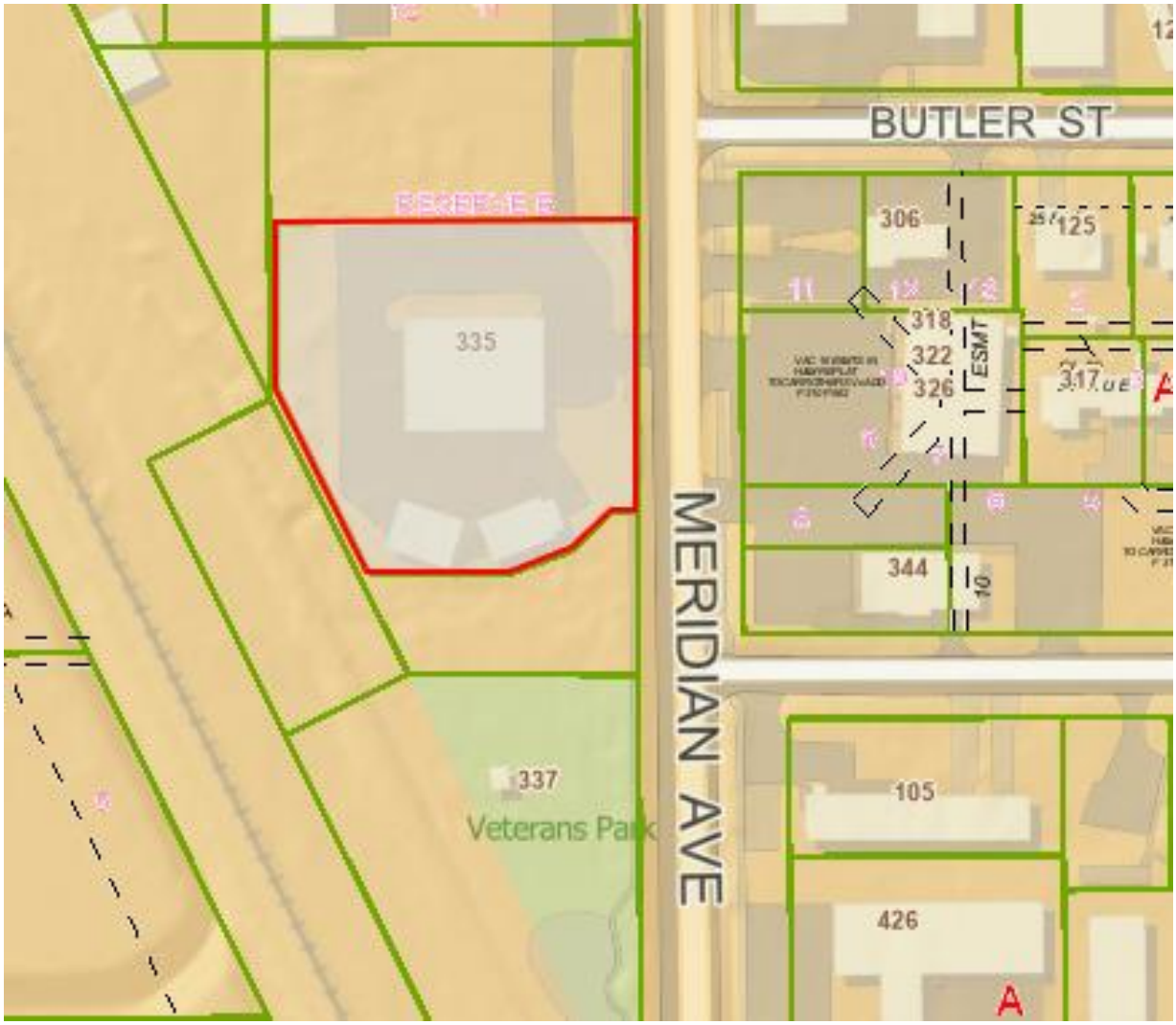
Date: January 28, 2025

To: City of Valley Center Planning and Zoning Board

From: Kyle Fiedler, *Community Development Director*

Applicant: Village VC LLC (**SP-2025-01**)

Location of Site Plan: The proposed 6,500 commercial building addition will be constructed on the property addressed as 335 S. Meridian Ave., Valley Center, KS 67147. The proposed addition will support Village Coachwork's existing business operations in Valley Center. The map below shows the lot on which the proposed building will be constructed (outlined in red). The proposed building will be constructed on the west end of the existing building.



Existing Zoning: C-2 (General Business District)

Size of Parcel: The property on which the proposed building will be constructed is approximately 1.4 acres in

size. The submitted site plan meets all bulk regulations required of the zoning district.

Purpose of Site Plan Application:

17.12.05 Site Plan Requirements:
Projects which are subject to review by the Planning and Zoning Board generally are required to meet the following standards:

A. *Show the location and dimensions of all right-of-way, easements and setback lines either required by these regulations or by platting or separate instruments.*

- The proposed building will be constructed within the site development area noted on the associated site plans.

B. *The site plan map generally should be oriented to the north with north arrow and scale plus dimensions and property boundary lines for the zoning lot.*

- Dimensions are shown on the site plan and the site plan is generally oriented to the north and a scale is present. Property boundary lines are also shown on the site plan map.

C. *Topography by contour lines may be required if slopes exceed 5%, buffer berms are used, or a drainage plan is required.*

- Drainage is still being finalized on this project. The site plan does include a drainage exhibit showing the general flow of runoff across the site, our City Engineer is coordinating final drainage with them.

D. *Show existing and proposed structures by bulk dimensions plus number of stories, gross floor area and entrances.*

- The site plan shows the dimensions for the proposed building. The proposed building additions will be 6,500 sq. ft. in size once constructed. One overhead door will be located on the east side, one overhead door and one walk-in door will be located on the south side, two new overhead doors on the west side and one new overhead door on the north side of the proposed addition.

E. *Existing and proposed curb cuts, aisles, off-street parking, loading spaces and walkways, including type of surfacing and number of parking spaces. Delineate the traffic flow with directional arrows and indicate the location of direction signs and other motorist's aids (if any).*

- This project will not add any new driveways connecting to public streets. The existing driveway connecting the property to Meridian Ave. will continue to be utilized by the business once this project is completed. New pavement will add room for an ADA parking stall as well as new markings to the existing pavement for parking located on the east side of the subject property and new marked parking on the north side of the building will be utilized by employees/staff working in the proposed building.

F. *Location, direction, and intensity of proposed lighting. All exterior lighting must be "full-cut-off" light fixtures when located near adjacent residential properties (no light should spill over on adjacent residential parcels)*

- Exterior lighting on the addition is proposed with this project. There are currently shielded wall light fixtures on the building and the addition will have similar fixtures to match.

G. *Location and height of all existing (to remain) and proposed signs on the site, the setback dimensions from any sign to property lines, location and routing of electrical supply, surface area of the sign in square feet,*

size of letters and graphics, description of sign, frame materials and colors.

- There are no existing or proposed signs associated with this construction project.

H. *If disposal containers will be on the site, indicate how such areas will be fully screened from public view by means of a structure (including swinging doors) constructed with either solid treated lumber walls, cement block (with or without brick), or other materials deemed acceptable. The enclosure must also have the capability of latching the doors in a closed position, or when trash is being picked up, in an open position. Outdoor storage areas may also need to be screened if required by these zoning regulations.*

- The site plan does not show any new/additional disposal containers to be located on site in conjunction with this project. This new building will utilize existing disposal containers on the property.

I. *Vehicular ingress and egress to and from the site and circulation within the site to provide safe, efficient and convenient movement of traffic, not only within the site but on adjacent roadways.*

- Vehicular ingress and egress to and from the site will be safe, efficient, and convenient. As noted on the site plan, the business will utilize the existing driveways along Meridian Ave.

J. *Site plan provides for the safe movement of pedestrians within the site.*

- The proposed development does provide for the safe movement of pedestrians within the site.

STAFF RECOMMENDATION: City staff recommends approval of this site plan application.

City of Valley Center Case No. SP 2025 - 01

240689

SITE PLAN REVIEW APPLICATION

This application is for a Site Plan Review before the City Planning and Zoning Board. The form must be completed in accordance with directions on the accompanying instructions and filed with the Zoning Administrator at Public Works, 545 W Clay, Valley Center, Kansas 67147-0188 or FAX: (316) 755-7324. An incomplete application will not be accepted. For questions, call (316) 755-7310.

Property owner(s) Name & Address Village VC LLC, 4255 N. Ridge Rd., Wichita, KS 67205

Phone (316) 721-4455 fax# _____

Petitioners Name & Address Luke Dolechek, SPT Architecture, 312 S. Broadway, Wichita, KS 67202

Phone (316) 267-4002 fax# _____

Contact email address ld@sptarchitecture.com Contact Cell Phone _____

Relationship of applicant to property is that of _____Owner ____Tenant ____Lessee __X__Other

Property now used for millwork/upholstery interior finish & build-out for tour buses and coaches

Property Zoning/Land Use Plan is now C-2 General Business District

Proposed Rezoning/Land Use Plan Amendment N/A (maintain existing, no proposed change)

Property shown on Valley Center Land Use Plan is now Industrial

Address /Location of Request 335 S. Meridian, Valley Center, KS 67147

Parcel number(s) Parcel A

Legal Description PT RES B COMM SE COR LOT 11 WESTFALL'S SUB TH S 129 FT TO POB TH W 263.09 FT S 122.40 FT SELY 148.46 FT E 102.10 FT NELY 49.33 FT NELY 40.17 FT E 21 FT N 211.80 FT M/L TO BEG ORG TOWNSITE VALLEY CENTER

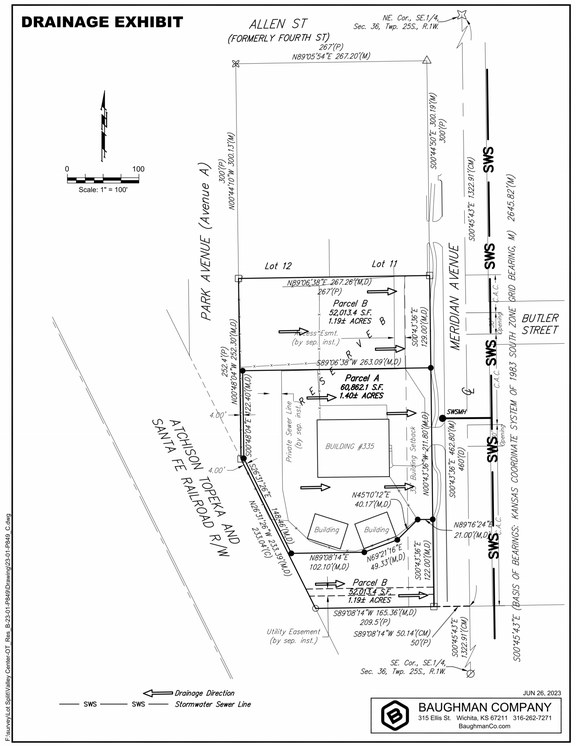
Dimensions of the Property are 263 +/- feet deep by 256 +/- wide with frontage proposed on Meridian Avenue (212' of frontage) and having a total of 60,683 square feet.

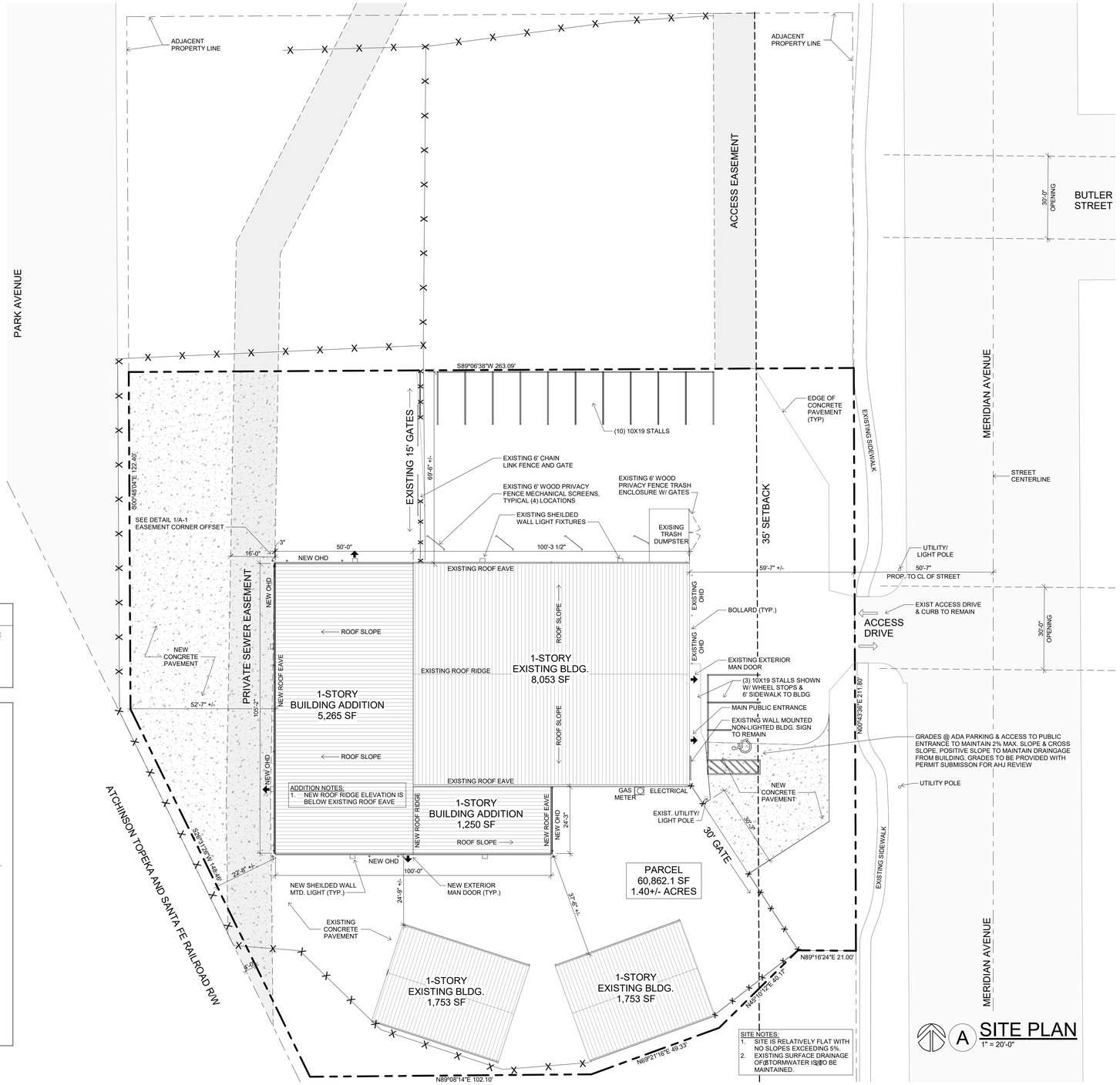
I realize that this application cannot be processed unless it is complete per Zoning Regulations section 17.12.05 and any other site plan criteria as agreed to in the pre-application meeting, and this application is accompanied by sufficient copies per Zoning Regulations section 17.12.04.

Luke Dolechek, SPT Architecture	2024.12.26		
Applicant	Date	Agent (If any)	Date

Office use only

A pre-application meeting occurred with the applicant on _____. This application was received at _____ (am) (pm) on _____, 20__ by the Zoning Administrator acting on behalf of the Planning Commission and City Council. It has been checked and found to be complete and accompanied by the required documents and a nonrefundable fee of $200.00.





LEGEND

- PROPERTY LINE
- FENCE
- EASEMENT

UTILITIES NOTE:

ALL UTILITIES FOR ADDITION TIE INTO EXISTING BUILDING UTILITIES, NO NEW SERVICES ARE BEING ADDED.

DRAINAGE NOTE:

EXISTING ROOF BUILDING DRAINAGE IS ADDRESSED WITH DOWNSPOUTS AND GUTTERS, DAYLIGHTED TO SURFACE.

NEW BUILDING ADDITION WILL FOLLOW SAME DESIGN WITH GUTTERS AND DOWNSPOUTS AT NEW ROOF EAVES, DAYLIGHTED TO SURFACE.

NO UNDERGROUND STORM SEWER OR DRAINAGE IS BEING PROVIDED.

DRAINAGE EXHIBIT HAS BEEN PROVIDED.

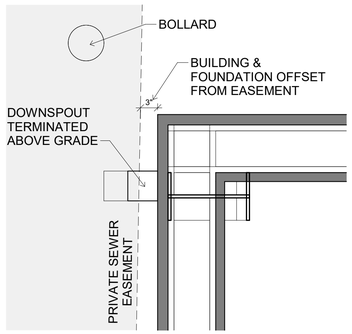
GRADING NOTE:

EXISTING GRADES ARE BEING SURVEYED AND WILL BE PROVIDED ALONG WITH NEW GRADES FOR COORDINATION WITH NEW PAVEMENT LAYOUT.

GRADES ARE TO BE MAINTAINED ALONG EXISTING PROPERTY LINE AND TO MAINTAIN THE EXISTING DRAINAGE FLOW AS INDICATED IN DRAINAGE EXHIBIT WITH SURFACE DRAINAGE TO THE NORTH AND SOUTH OF THE BUILDING TO FLOW TO THE EAST.

GRADING IN THE EXISTING UNPAVED AREA TO THE WEST IS BEING VERIFIED TO DETERMINE FLOW LINES.

ADA SLOPES ARE TO BE MAINTAINED PER CODE AND AS NOTED.



1 EASEMENT CORNER OFFSET
1" = 1'-0"

A SITE PLAN
1" = 20'-0"

VALLEY CENTER
SITE PLAN REVIEW
REVISION 1 COMMENTS

SPT ARCHITECTURE
COMMERCE CONSTRUCTION SERVICES

VILLAGE COACHWORKS
335 S. MERIDIAN, VALLEY CENTER, KS 67147

A-1
2025.01.22

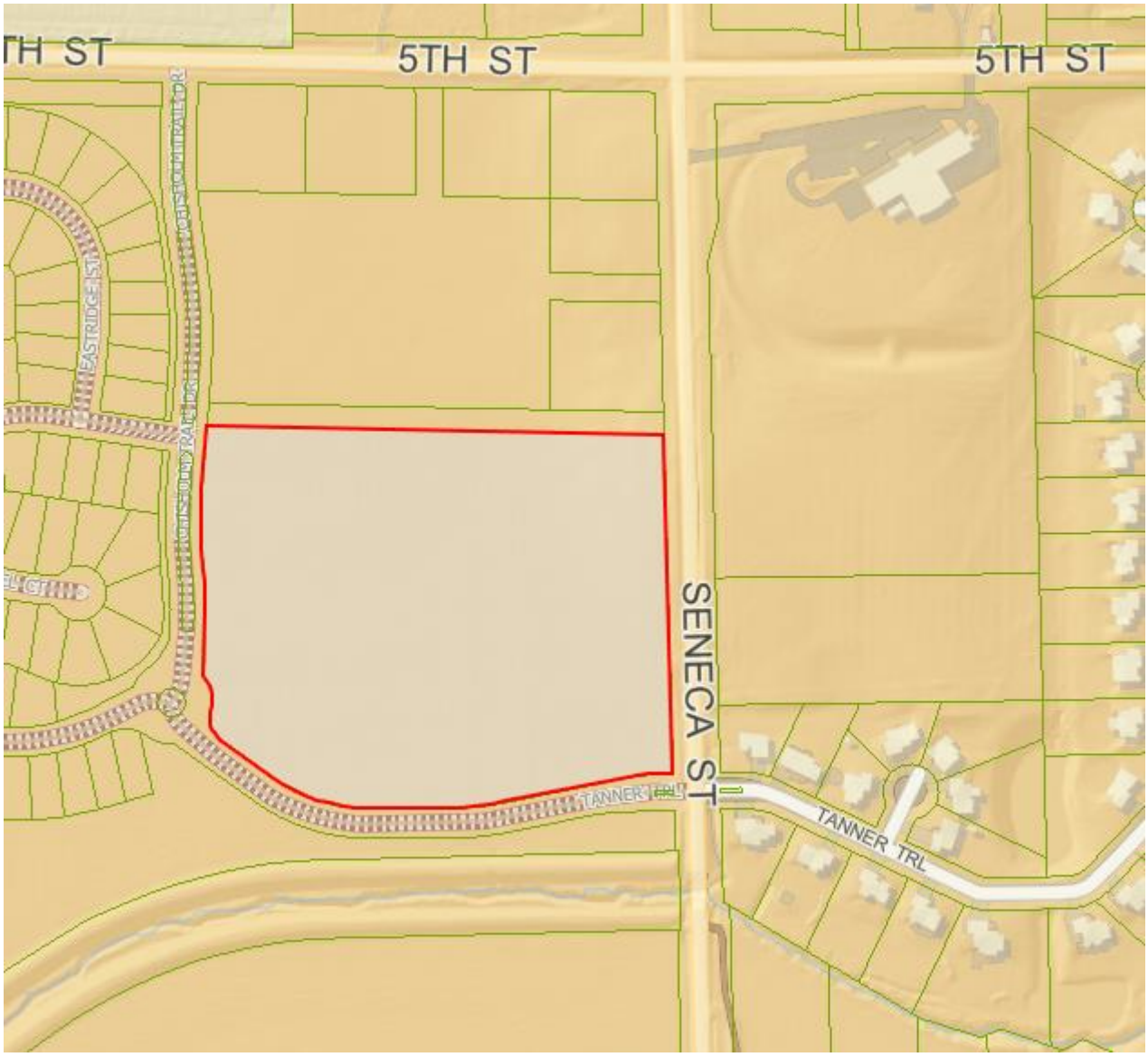
Date: January 28, 2025

To: City of Valley Center Planning and Zoning Board

From: Kyle Fiedler, *Community Development Director*

Applicant: Alloy Architecture (**SP-2025-02**)

Location of Site Plan: The proposed 80,000 elementary school will be constructed on the property located at the northwest corner of Seneca St. and Tanner Trail, Valley Center, KS 67147. The proposed building will add a fourth elementary school to USD 262 in Valley Center. The map below shows the lot on which the proposed building will be constructed (outlined in red). The proposed building will be constructed towards the middle of the parcel.



Existing Zoning: R-1B (Single-Family District)

Size of Parcel: The property on which the proposed building will be constructed is approximately 18 acres in size. The submitted site plan meets all bulk regulations required of the zoning district.

Purpose of Site Plan Application:

17.12.05 Site Plan Requirements:
Projects which are subject to review by the Planning and Zoning Board generally are required to meet the following standards:

A. *Show the location and dimensions of all right-of-way, easements and setback lines either required by these regulations or by platting or separate instruments.*

- The proposed building will be constructed within the site development area noted on the associated site plans.

B. *The site plan map generally should be oriented to the north with north arrow and scale plus dimensions and property boundary lines for the zoning lot.*

- Dimensions are shown on the site plan and the site plan is generally oriented to the north and a scale is present. Property boundary lines are also shown on the site plan map.

C. *Topography by contour lines may be required if slopes exceed 5%, buffer berms are used, or a drainage plan is required.*

- Topography by contour lines is shown on the site drainage plan.

D. *Show existing and proposed structures by bulk dimensions plus number of stories, gross floor area and entrances.*

- The site plan shows the dimensions for the proposed building. The proposed building will be 80,172 sq. ft. once constructed. The building will be one story, with 23 doors, two of which will be primary entry/ exit locations.

E. *Existing and proposed curb cuts, aisles, off-street parking, loading spaces and walkways, including type of surfacing and number of parking spaces. Delineate the traffic flow with directional arrows and indicate the location of direction signs and other motorist's aids (if any).*

- This project will not add three new driveways connecting to new public streets. There are 132 proposed paved parking spaces, 8 of which will be ADA compliant as well as a designated bus loading area. These will be used for staff and visitors to the building. There are sidewalks along the parking areas and the loading areas. The site plan shows the traffic flow through the site as well.

F. *Location, direction, and intensity of proposed lighting. All exterior lighting must be "full-cut-off" light fixtures when located near adjacent residential properties (no light should spill over on adjacent residential parcels)*

- The electrical site plan shows the lighting layout and the amount of light around each lighting fixture and how much light there is across the site. It appears that lighting will not spill over on adjacent residential parcels.

G. *Location and height of all existing (to remain) and proposed signs on the site, the setback dimensions from*

any sign to property lines, location and routing of electrical supply, surface area of the sign in square feet, size of letters and graphics, description of sign, frame materials and colors.

- There is one proposed monument sign associated with this construction project. It is 8' high and 15' wide and is proposed to be outside of the building setback at the south entrance to onto the site off Tanner Trail. It will be internally lit, very similar to the high school sign on N. Meridian.

H. *If disposal containers will be on the site, indicate how such areas will be fully screened from public view by means of a structure (including swinging doors) constructed with either solid treated lumber walls, cement block (with or without brick), or other materials deemed acceptable. The enclosure must also have the capability of latching the doors in a closed position, or when trash is being picked up, in an open position. Outdoor storage areas may also need to be screened if required by these zoning regulations.*

- The site plan shows a trash enclosure to be constructed of brick with steel swinging gates that have a 1" steel cane bolt latch that is welded to the gate and will be secured in concrete to keep open or closed.

I. *Vehicular ingress and egress to and from the site and circulation within the site to provide safe, efficient and convenient movement of traffic, not only within the site but on adjacent roadways.*

- Vehicular ingress and egress to and from the site will be safe, efficient, and convenient.

J. *Site plan provides for the safe movement of pedestrians within the site.*

- The proposed development does provide for the safe movement of pedestrians within the site.

STAFF RECOMMENDATION: City staff recommends approval of this site plan application. City staff will continue to work with Alloy on the utility locations and easements.

City of Valley Center

Case No. SP 2025-02
240620

SITE PLAN REVIEW APPLICATION

This application is for a Site Plan Review before the City Planning and Zoning Board. The form must be completed in accordance with directions on the accompanying instructions and filed with the Zoning Administrator at Public Works, 545 W Clay, Valley Center, Kansas 67147-0188 or FAX: (316) 755-7324. An incomplete application will not be accepted. For questions, call (316) 755-7310.

Property owner(s) Name & Address City of Valley Center

Phone (316) 755-7310 fax# (316) 755-7319

Petitioners Name & Address Robert Faires, Alloy Architecture

Phone (316) 634-1111 fax# (316) 634-1016

Contact email address bfaires@alloyarchitecture.com Contact Cell Phone (316) 680-6731

Relationship of applicant to property is that of ____Owner ____Tenant ____Lessee X Other (architect)

Property now used for Farming/ranch land (no improvements)

Property Zoning/Land Use Plan is now RB-1 Single Family

Proposed Rezoning/Land Use Plan Amendment None

Property shown on Valley Center Land Use Plan is now Single-Family Residential

Address /Location of Request NW of the intesection of Seneca and Tanner Trail

Parcel number(s) 30018993

Legal Description Lot 1, Block F, Trails End, An Addition to Valley Center, Sedgwick County, Kansas

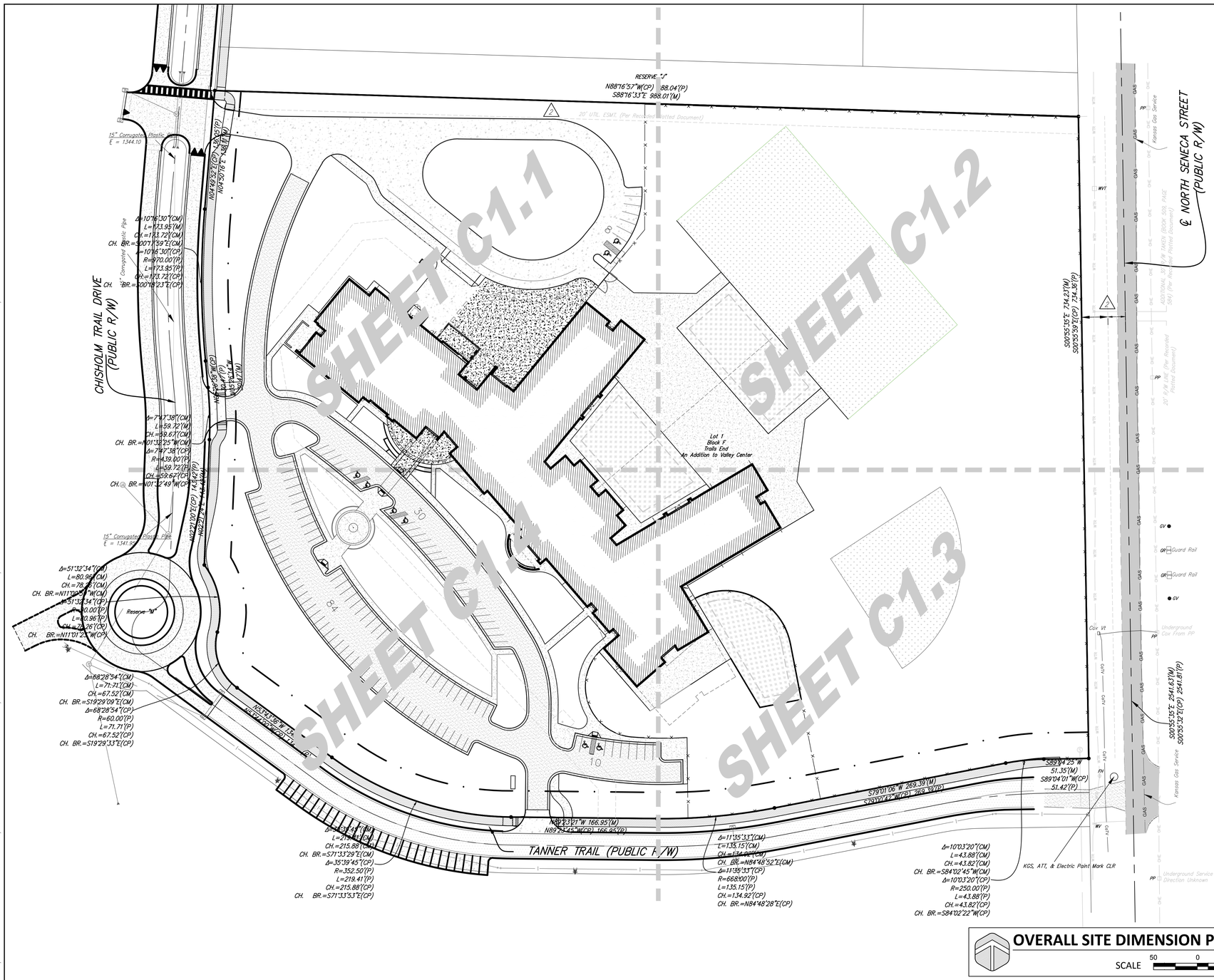
Dimensions of the Property are 734.36' feet deep by 988.04' wide with frontage proposed on Seneca St. (east), Tanner Trail (south), and Chisholm Trail Drive (west) and having a total of 17.899 acres (779700 square feet.)

I realize that this application cannot be processed unless it is complete per Zoning Regulations section 17.12.05 and any other site plan criteria as agreed to in the pre-application meeting, and this application is accompanied by sufficient copies per Zoning Regulations section 17.12.04.

Applicant	Date	Agent (If any)	Date
[signature]	12.27.2024		

Office use only

A pre-application meeting occurred with the applicant on _____. This application was received at _____ (am) (pm) on _____, 20__ by the Zoning Administrator acting on behalf of the Planning Commission and City Council. It has been checked and found to be complete and accompanied by the required documents and a nonrefundable fee of $200.00.



OVERALL SITE DIMENSION PLAN

SCALE 50 0 50

LEGAL DESCRIPTION

Lot 1, Block F, Trails End, An Addition to Valley Center, Sedgwick County, Kansas.

SITE INFORMATION

Total Area:	±779,695.4 sq. ft. (17.89 acres)
Disturbed Area:	±779,695.4 sq. ft. (17.89acres)
Impervious Area, pre-const:	±0 sq. ft. (0.00 acres)
Impervious Area, post-const:	±167,209 sq. ft. (3.84 acres)

BENCHMARKS

Platted Site Benchmark - 1

"X" Chiseled on Top of SE Corner of gate valve box, 30'± NW of NW Property Corner.

Elevation=1352.88 (Subdivision Plat Datum)

Platted Site Benchmark - 2

"□" Chiseled on Concrete Walk Way

Elevation=1353.42 (Subdivision Plat Datum)

KANSAS ONE CALL

Contractor shall be required to provide notice to Kansas One Call at 287-2470 a minimum of three (3) working days prior to any excavation or work adjacent to utilities.

Kansas One Call 1-800-DIG-SAFE

UTILITY CONTACTS

The Contractor must notify the following in case of an emergency:

Kansas Gas Service (Gas)	1-888-482-4950
Black Hills Energy (Gas)	1-800-303-0357
Evergy (Electric)	383-8650
Cox Communications (Telecommunication)	262-4270
AT&T (Telecommunication)	268-2759
City of Valley Center Water Dept (Water)	755-7320
City of Valley Center Sewer Maint. (San.Sewer)	755-7330
City of Valley Center Storm Sewer Maint. (Storm Sewer)	755-7320
City of Valley Center Traffic Maint.(Traf. Control)	755-7320
Conoco Pipeline Co. (Petroleum)	1-800-231-2551
Williams Pipeline Co. (Petroleum)	529-6600 or 1-800-324-9696
Phillips Pipeline Co. (Petroleum)	1-800-766-8230

SITE NOTES

1. Existing utilities and their locations, as shown on the plans, represent the best information obtainable for design. Location information has been obtained from the various utility companies and is either from company record drawings or company provided field locations. The Contractor will be required to work around existing utilities which do not conflict with proposed construction.
2. Traffic affected by construction on this project shall be handled in accordance with the latest edition of the Manual on Uniform Traffic Control Devices (MUTCD).
3. The Contractor shall provide appropriate signage throughout the sequence of construction clearly stating where construction entrances are.
4. The Contractor shall take all necessary precautions to protect the general public during the construction and demolition process. This may include the use of fences and signage.
5. The Contractor shall notify adjacent landowners prior to proceeding with any construction work on landowner's property.
6. Signing and striping shall be installed in accordance with Local City Specifications and Codes. Striping shall be painted markings in conformance with the latest edition of the Standard Specifications for State Road and Bridge Construction by the Kansas Department of Transportation.
7. Dimensions shown are to face of curb or edge of pavement unless otherwise noted.
8. See Architectural Site Plan for colored concrete locations.

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Install 6" reinforced concrete pavement on 6" geogrid reinforced crushed rock base.

Drive approach by others.

Install concrete curb and gutter, per details.

Install 7.5" AC pavement on 6" geogrid reinforced crushed rock base in drive lane areas per details.

Install 8" reinforced concrete pavement on 7" geogrid reinforced crushed rock base.

Install 4" concrete sidewalk pavement per details to dimensions shown.

Install concrete curb and gutter, per details, with curb cuts every 20' where curb is low edge of pavement.

Install concrete curb and gutter, per details. with curb cuts every 20' where curb is low edge of pavement.

Stripe and sign ADA parking stalls and access aisle per ADA Code and per City Specifications.

Install 5" concrete sidewalk pavement per details to dimensions shown.

Proposed artificial turf area, see Architectural Plans for details.

Install 5.5" AC pavement on 6" geogrid reinforced crushed rock base in parking stall areas per details.

20' UTIL. ESMT. (Per Recorded Plat/ies Document)

RESERVE 'A'

SHEET C1.4

SHEET C1.2

SITE DIMENSION PLAN

SCALE 20 0 20

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SITE DIMENSION PLAN
SCALE 20 0 20

SHEET C1.3

SHEET C1.1

RESERVE 'J'

Kansas Gas Service

ADDITIONAL 30' R/W WIDTH (BOOK 10, PAGE 384) (Per Recorded Platted Document)

20' R/W LINE (Per Recorded Platted Document)

E NORTH SENECA STREET
(SHOWN R R/W)

GAS
OHE
WTR
AP

21.35'

300'

165'

142.2'

103.5'

80'

180'

Proposed grass field. Refer to Architectural plans for details.

Install 6" concrete curb. See Architectural Plans for details.

Install 8" reinforced concrete pavement on 7" geogrid reinforced crushed rock base.

Install 8" reinforced concrete pavement on 7" geogrid reinforced crushed rock base.

Proposed artificial turf field. Refer to Architectural Plans for details.

Lot 1
Block 1
Trails End
An Addition to Valley Center

SCALE: 1" = 1'-0"
SCALE: 6" = 1'-0"
SCALE: 3" = 1'-0"
SCALE: 1 1/2" = 1'-0"
SCALE: 1" = 1'-0"
SCALE: 3/4" = 1'-0"
SCALE: 1/2" = 1'-0"
SCALE: 3/8" = 1'-0"
SCALE: 1/4" = 1'-0"
SCALE: 1/8" = 1'-0"
SCALE: 1/16" = 1'-0"

SHEET C1.2

SHEET C1.4

Proposed turf field. Refer to Architectural Plans for details.

Install 8" reinforced concrete pavement on 7" geogrid reinforced crushed rock base.

Proposed grass field. Refer to Architectural Plans for details.

Install 6" concrete curb. See Architectural Plans for details.

Proposed artificial turf field. Refer to Architectural Plans for details.

Install 6" concrete curb. See Architectural Plans for details.

Install 8" reinforced concrete pavement on 7" geogrid reinforced crushed rock base.

Install 6" concrete curb. See Architectural Plans for details.

Install 7.5" AC pavement on 6" geogrid reinforced crushed rock base in drive lane areas per details.

KGS, ATT, & Electric Point Mark CLR

Kansas Gas Service

Guard Rail

Guard Rail

Underground Cox From PP

SITE DIMENSION PLAN

SCALE 20 0 20

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SHEET

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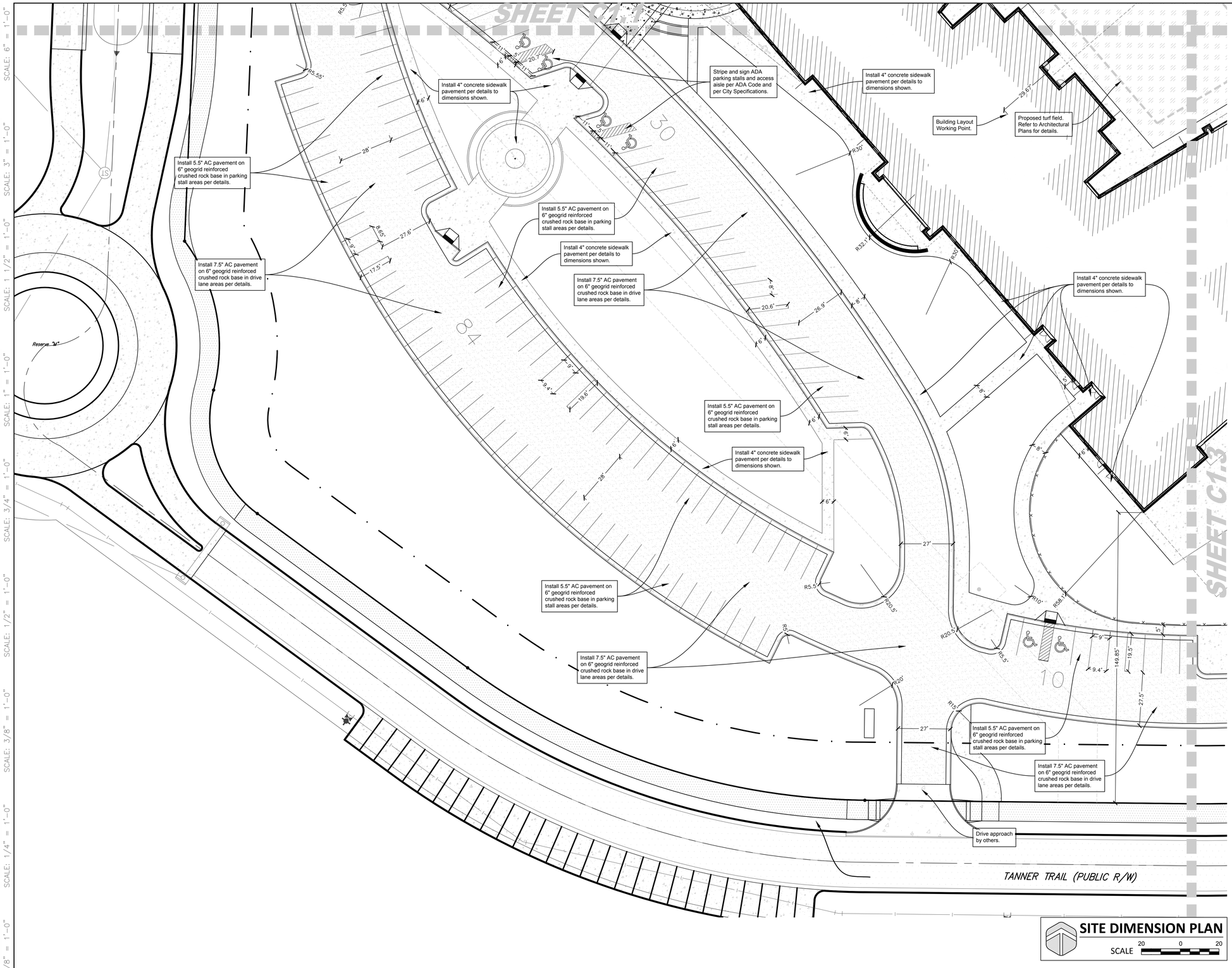

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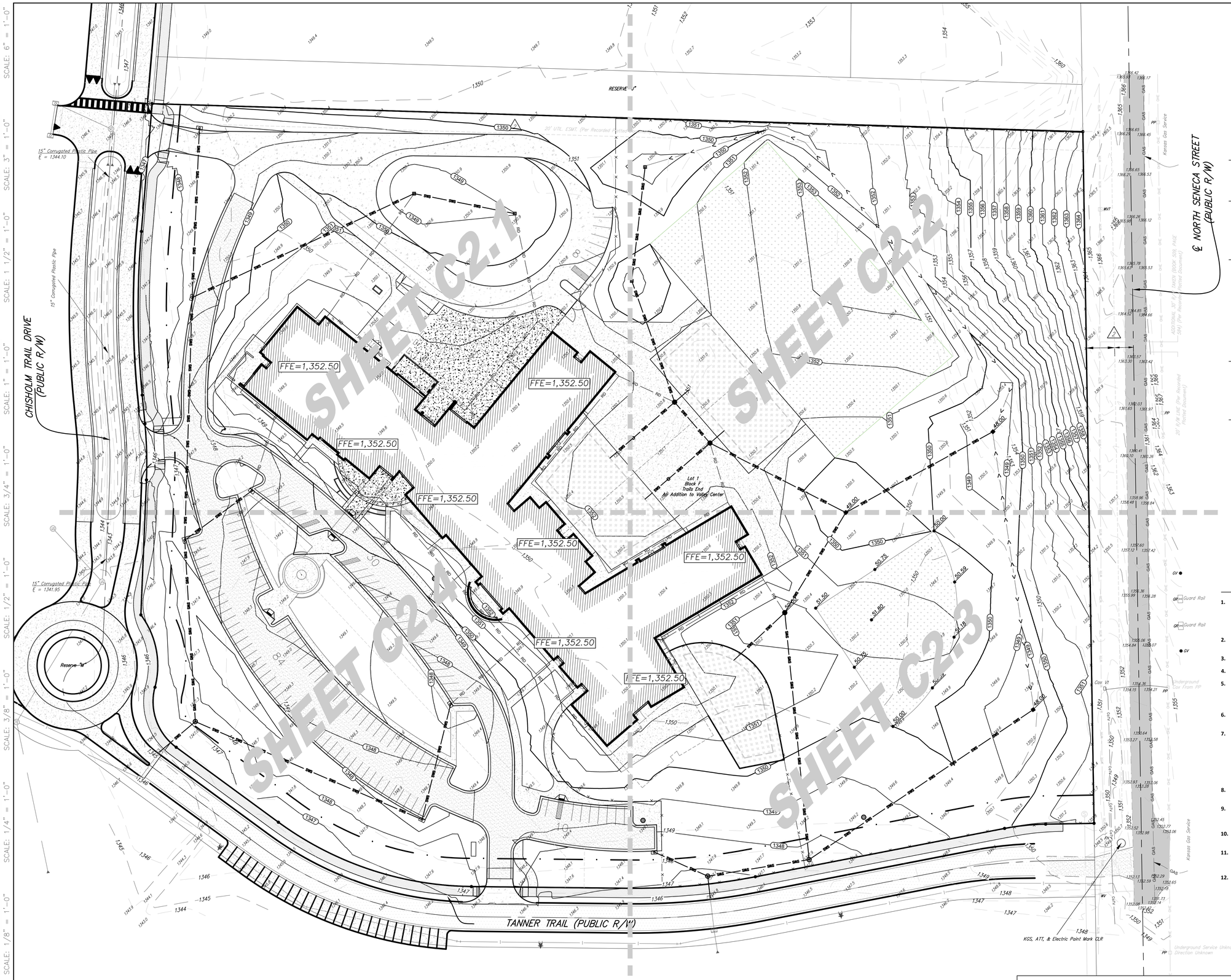

OVERALL SITE GRADING PLAN

SCALE 40 0 40

LEGAL DESCRIPTION

Lot 1, Block F, Trails End, An Addition to Valley Center, Sedgwick County, Kansas.

SITE INFORMATION

Total Area:	**±779,695.4 sq. ft. (17.89 acres)**
Disturbed Area:	**±779,695.4 sq. ft. (17.89acres)**
Impervious Area, pre-const:	**±0 sq. ft. (0.00 acres)**
Impervious Area, post-const:	**±167,209 sq. ft. (3.84 acres)**

BENCHMARKS

Platted Site Benchmark - 1

"X" Chiseled on Top of SE Corner of gate valve box, 30'± NW of NW Property Corner.

Elevation=1352.88 (Subdivision Plat Datum)

Platted Site Benchmark - 2

"□" Chiseled on Concrete Walk Way

Elevation=1353.42 (Subdivision Plat Datum)

KANSAS ONE CALL

Contractor shall be required to provide notice to Kansas One Call at 287-2470 a minimum of three (3) working days prior to any excavation or work adjacent to utilities.

Kansas One Call 1-800-DIG-SAFE

UTILITY CONTACTS

The Contractor must notify the following in case of an emergency:

Kansas Gas Service (Gas)	**1-888-482-4950**
Black Hills Energy (Gas)	**1-800-303-0357**
Evergy (Electric)	**383-8650**
Cox Communications (Telecommunication)	**262-4270**
AT&T (Telecommunication)	**268-2759**
City of Valley Center Water Dept (Water)	**755-7320**
City of Valley Center Sewer Maint. (San.Sewer)	**755-7330**
City of Valley Center Storm Sewer Maint. (Storm Sewer)	**755-7320**
City of Valley Center Traffic Maint.(Traf. Control)	**755-7320**
Conoco Pipeline Co. (Petroleum)	**1-800-231-2551**
Williams Pipeline Co. (Petroleum)	**529-6600 or 1-800-324-9696**
Phillips Pipeline Co. (Petroleum)	**1-800-766-8230**

GRADING NOTES

1. **Existing utilities and their locations, as shown on the plans, represent the best information obtainable for design. Location information has been obtained from the various utility companies and is either from company record drawings or company provided field locations. The Contractor will be required to work around existing utilities which do not conflict with proposed construction.**
2. **Traffic affected by the construction on this project shall be handled in accordance with the latest edition of the Local Manual on Uniform Traffic Control Devices.**
3. **The Contractor shall verify all utility locations prior to construction of this project.**
4. **Refer to Landscape Plan for final treatment of all disturbed areas.**
5. **Signing and striping shall be installed in accordance with local City Specifications and Codes. Striping shall be painted markings in conformance with the latest edition of the Standard Specifications for State Road and Bridge Construction by the Kansas Department of Transportation.**
6. **Paved Lot to be constructed with Paving as shown. See Architectural Site Plan and Geotechnical Report for Pavement and subgrade details.**
7. **Proposed underground storm sewer mains, water mains/fire hydrants, or sanitary sewer mains, if any, shall be the contractor's responsibility. This portion of the project shall be designed and constructed under a separate plan set or private project, and undergo local City review and approval. The installation of any mains is required to be done by a bonded contractor, inspected and certified. The Contractor shall construct the mains only from Local City approved plans which will be provided to the General Contractor or can be provided by Baughman Company, P.A.**
8. **The Contractor shall notify adjacent landowners prior to proceeding with any construction work on landowner's property.**
9. **Cross-Slopes on sidewalks shall not exceed 1/4" per foot (or 2%). Notify Engineer of any discrepancies prior to forming of walks. Longitudinal slopes that exceed 5% will be considered ramps and will require handrails and edge protection per ADA.**
10. **The final grade of all non-paved areas adjacent to the building shall be set at least 0.4' Below FFE, unless otherwise noted.**
11. **Contours and slope arrows are computer generated and are schematic in nature. Spot grades and notes from the stamped plans in addition to ADA guidelines shall govern construction.**
12. **Proposed site grading shall not cause significant additional adverse impacts on adjacent property.**

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Valley Center, Kansas

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Slope not to exceed 2% in any direction in ADA parking stall and access aisle areas.

FFE=1,352.50

FFE=1,352.50

FFE=1,352.50

FFE=1,352.50

20' UTIL. ESMT. (Per Recorded Platted Document)

RESERVE 'C'

LEGEND

- 1390 / 1389 — Proposed Contours
- Proposed Pavement Crease/Drainage Swale Flow Line
- 1,351.5 — Existing Spot Elevations
- 1,390 / 1,389 — Existing Contours
- XX.XX — Proposed Spot Grade
- XX.XX / XX.XX — Proposed Curb and Flow Line Grades
- X.X% — Proposed Slope
- FFE=X,XXX.XX — Proposed Building Finished Floor Elevation

SITE GRADING PLAN

SCALE 20 0 20

SCALE: 6" = 1'-0" / 3" = 1'-0" / 1 1/2" = 1'-0" / 1" = 1'-0" / 3/4" = 1'-0" / 1/2" = 1'-0" / 3/8" = 1'-0" / 1/4" = 1'-0" / 1/8" = 1'-0" / 1/16" = 1'-0"

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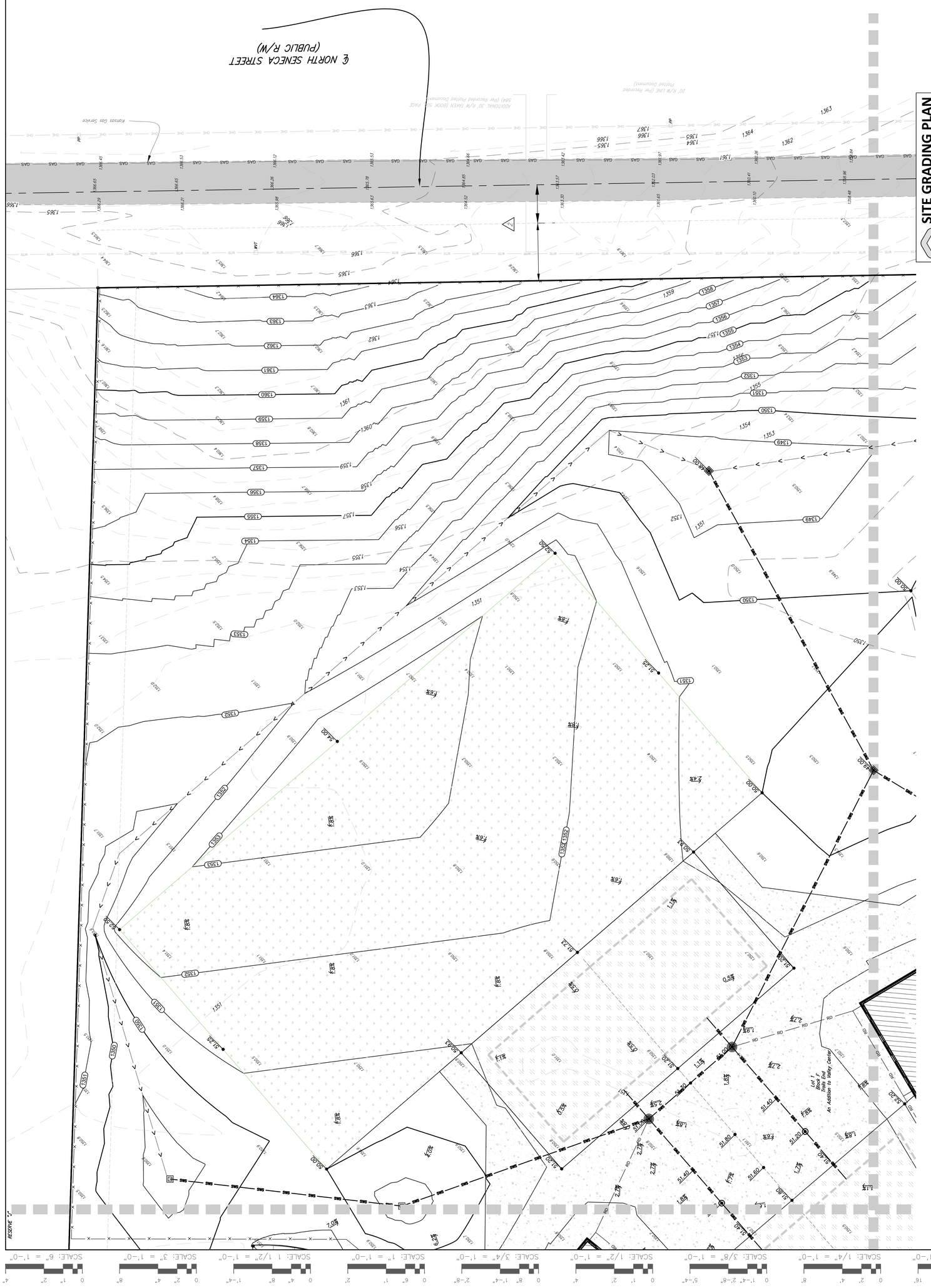

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FFE=1,352.50

FFE=1,352.50

SITE GRADING PLAN

SCALE 20 0 20

LEGEND

- 1390 / 1389 — Proposed Contours
- Proposed Pavement Crease/Drainage Swale Flow Line
- 1,351.3 — Existing Spot Elevations
- 1390 / 1389 — Existing Contours
- XX.XX — Proposed Spot Grade
- XX.XX / XX.XX — Proposed Curb and Flow Line Grades
- X.XX% — Proposed Slope
- FFE=X,XXX.XX — Proposed Building Finished Floor Elevation

Guard Rail

Guard Rail

Underground Cox From PP

Kansas Gas Service

SCALE: 6" = 1'-0"
SCALE: 3" = 1'-0"
SCALE: 1 1/2" = 1'-0"
SCALE: 1" = 1'-0"
SCALE: 3/4" = 1'-0"
SCALE: 1/2" = 1'-0"
SCALE: 3/8" = 1'-0"
SCALE: 1/4" = 1'-0"
SCALE: 1/8" = 1'-0"
SCALE: 1/16" = 1'-0"

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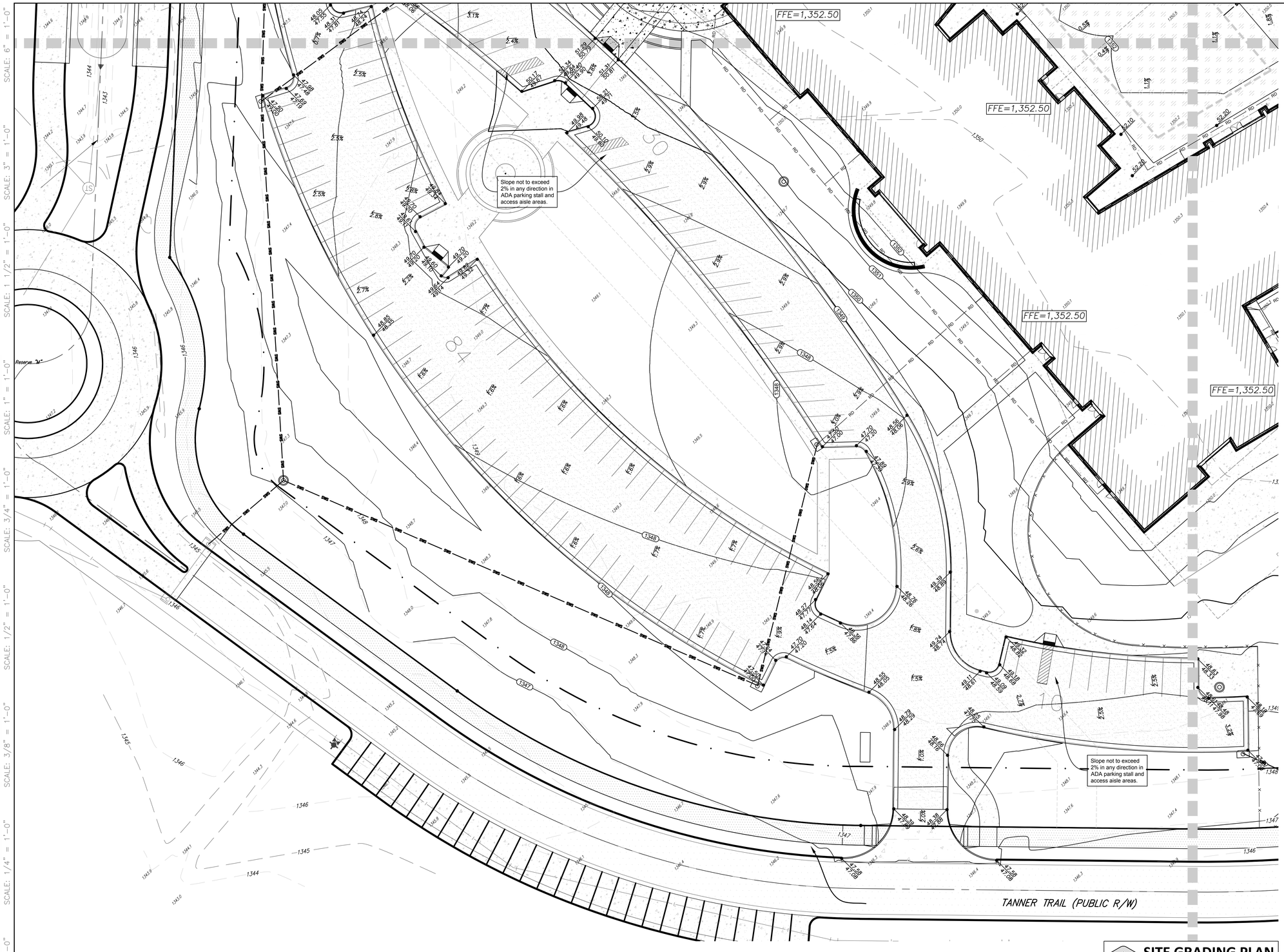

LEGEND

- Proposed Contours (1390 / 1389)
- Proposed Spot Grade (XX.XX)
- Proposed Pavement Crease/Drainage Swale Flow Line
- Proposed Curb and Flow Line Grades (XX.XX / XX.XX)
- Existing Spot Elevations (1351.3)
- Proposed Slope (X.X%)
- Existing Contours (1390 / 1389)
- Proposed Building Finished Floor Elevation (FFE=X,XXX.XX)

SITE GRADING PLAN

SCALE 20 0 20

SCALE: 6" = 1'-0" | SCALE: 3" = 1'-0" | SCALE: 1 1/2" = 1'-0" | SCALE: 1" = 1'-0" | SCALE: 3/4" = 1'-0" | SCALE: 1/2" = 1'-0" | SCALE: 3/8" = 1'-0" | SCALE: 1/4" = 1'-0" | SCALE: 1/8" = 1'-0" | SCALE: 1/16" = 1'-0"

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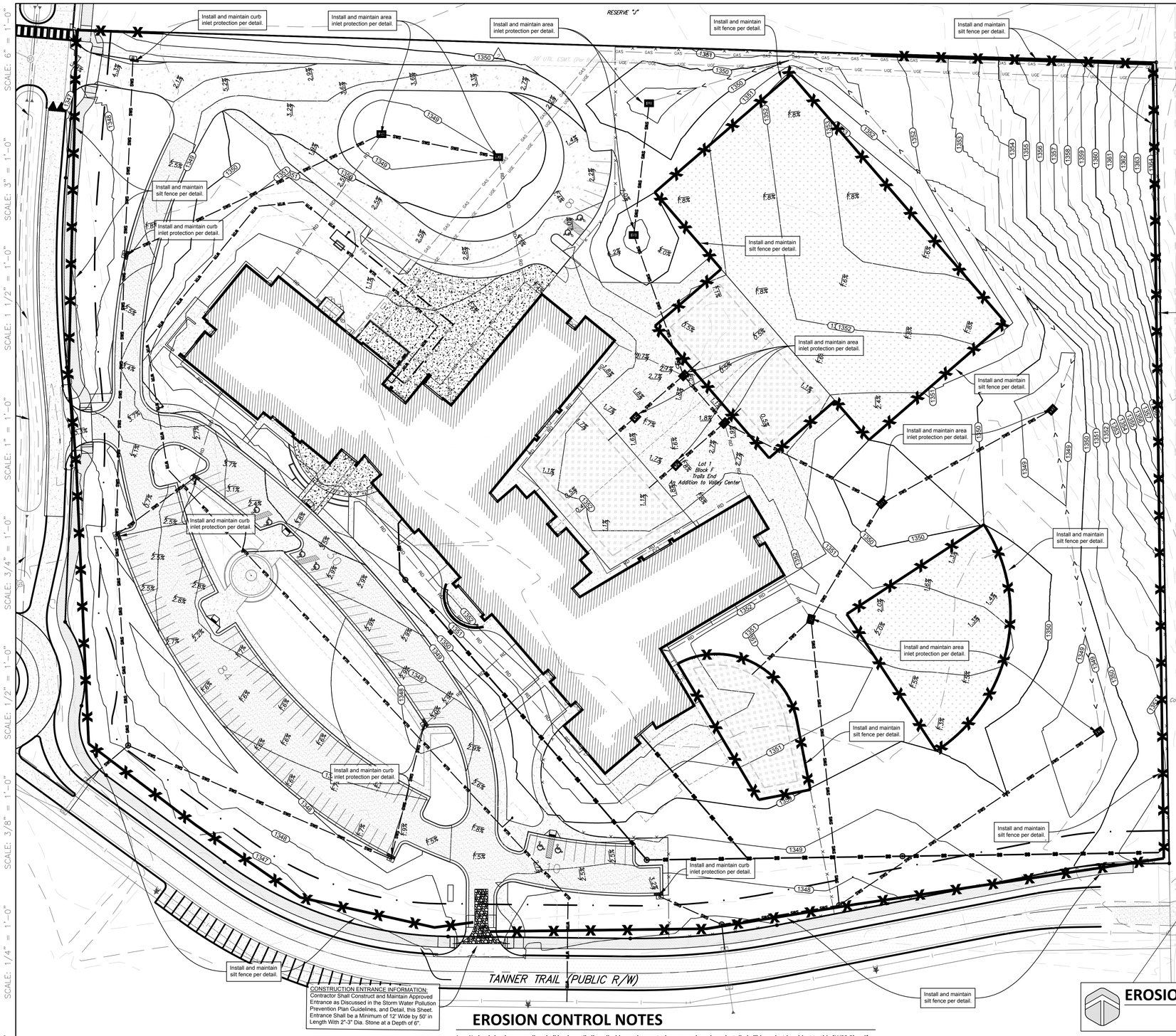
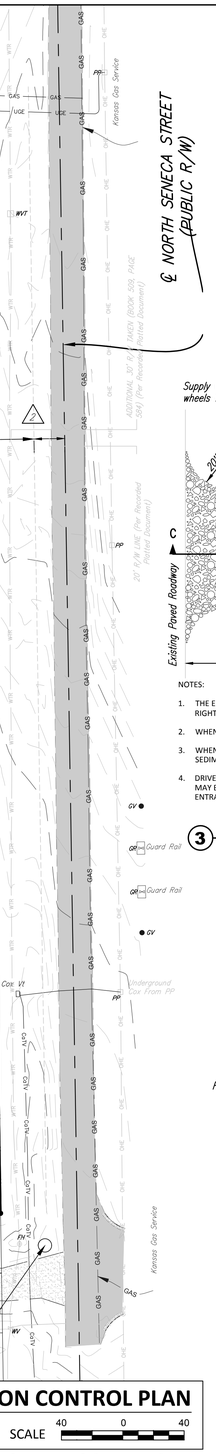
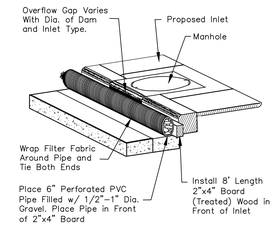
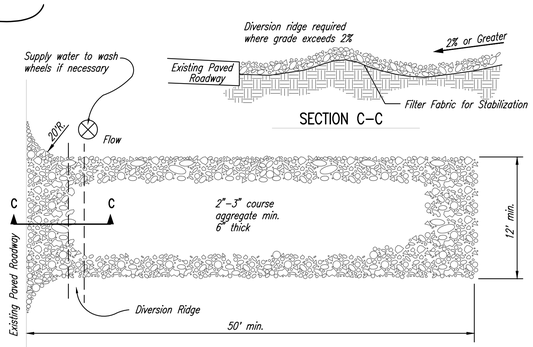






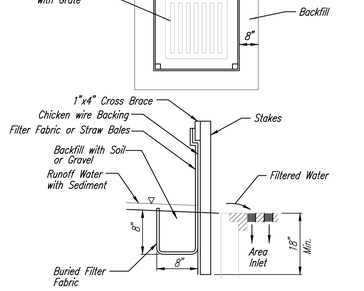
2 TYPE 1 INLET PROTECTION
NOT TO SCALE



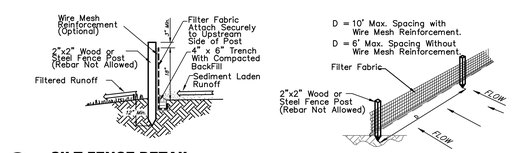
NOTES:

1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.
2. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY.
3. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN, AS SHOWN ABOVE.
4. DRIVE ENTRANCES ONTO RESIDENTIAL LOTS WILL NOT BE REQUIRED TO HAVE THE SEDIMENT BARRIER SHOWN, BUT WHEEL WASHING MAY BE REQUIRED IF STABILIZED ENTRANCE IS NOT SUFFICIENT TO KEEP MUD FROM BEING TRACKED ONTO ADJACENT STREET. ENTRANCE SHALL EXTEND FROM BACK OF CURB TO DWELLING.

3 STABILIZED CONSTRUCTION ENTRANCE
NOT TO SCALE



4 INLET PROTECTION FOR AREA INLETS
(INLET PROTECTION: SILT FENCE OR STRAW BALES)



1 SILT FENCE DETAIL
NOT TO SCALE

EROSION CONTROL NOTES

1. No land clearing or grading shall begin until all applicable erosion control measures have been installed. This project is subject to this SWPP Plan, if applicable. The Contractor shall comply with any unusual requirements as necessary for the site to be in compliance during construction, per this plan and per City and State specifications (See #11).
2. All exposed areas shall be seeded as specified within 14 days of final grading. Seed is to include straw mulch, crimped in place per industry standards.
3. Should construction stop for longer than 14 days, the site shall be seeded as specified.
4. Maintain erosion control measures after each rain and at least once a week.
5. This plan shall not be considered all inclusive as the contractor shall take all necessary precautions to prevent soil sediment from leaving the site.
6. Contractor shall comply with all state and local ordinances that apply.
7. Additional erosion and sediment control measures will be installed if deemed necessary by on site inspection.
8. Land disturbing activities shall not commence until approval to do so has been received by governing authorities.
9. If installation of storm drainage system should be interrupted by weather or nightfall, the pipe ends shall be covered with filter fabric.
10. See Landscape Plan for ground treatments in all disturbed areas beyond impervious surfaces.
11. This Erosion Control Plan should be in job trailer and/or on site at all times. The Contractor is responsible for any needed changes, updates or maintenance to BMP's on site. This plan may change and updates need to be recorded and documented on the plan. This plan is a flexible plan, due to changing site conditions and weather. Please inform Landscape Architect and/or Engineer of changes to plan.
12. ANY substitutions for the sediment control devices shown, must be approved by the Landscape Architect and/or Engineer prior to any uses on site.
13. If site disturbance is over 1 acre, an NPDES Permit Application has been submitted for this property and a copy of this application must be kept at the job site for the duration of the construction process.

EROSION CONTROL PLAN

SCALE 40 0 40

EROSION CONTROL LEGEND

= Silt Fence
= Curb Inlet Sediment Barrier
= Area Inlet Sediment Barrier
= Construction Entrance
X.X% = Proposed Slope
1390 Proposed Contours
1390 Existing Contours

LEGAL DESCRIPTION

Lot 1, Block F, Trails End, An Addition to Valley Center, Sedgwick County, Kansas.

SITE INFORMATION

Total Area:	±779,695.4 sq. ft. (17.89 acres)
Disturbed Area:	±779,695.4 sq. ft. (17.89acres)
Impervious Area, pre-const:	±0 sq. ft. (0.00 acres)
Impervious Area, post-const:	±167,209 sq. ft. (3.84 acres)

BENCHMARKS

Platted Site Benchmark - 1
"X" Chiseled on Top of SE Corner of gate valve box, 30'± NW of NW Property Corner.
Elevation=1352.88 (Subdivision Plat Datum)

Platted Site Benchmark - 2
"☐" Chiseled on Concrete Walk Way
Elevation=1353.42 (Subdivision Plat Datum)

KANSAS ONE CALL

Contractor shall be required to provide notice to Kansas One Call at 287-2470 a minimum of three (3) working days prior to any excavation or work adjacent to utilities.
Kansas One Call 1-800-DIG-SAFE

UTILITY CONTACTS

The Contractor must notify the following in case of an emergency:

Kansas Gas Service (Gas)	1-888-482-4950
Black Hills Energy (Gas)	1-800-303-0357
Evergy (Electric)	383-8650
Cox Communications (Telecommunication)	262-4270
AT&T (Telecommunication)	268-2759
City of Valley Center Water Dept (Water)	755-7320
City of Valley Center Sewer Maint. (San.Sewer)	755-7330
City of Valley Center Storm Sewer Maint. (Storm Sewer)	755-7320
City of Valley Center Traffic Maint.(Traf. Control)	755-7320
Conoco Pipeline Co. (Petroleum)	1-800-231-2551
Williams Pipeline Co. (Petroleum)	529-6600 or 1-800-324-9696
Phillips Pipeline Co. (Petroleum)	1-800-766-8230

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BaughmanCo.com

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PROJECT NUMBER
24000

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USD 262 Elementary School
Valley Center, Kansas

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Proposed gas service line. Coordinate installation with gas service provider and verify service details with mechanical/plumbing plans. Route service from Seneca.

See electric/gas connection detail, sheet C5.0.

20' UTIL. ESMT. (Per Recorded Platted Document)

Proposed electrical service line extension from Seneca. Coordinate installation with electric service provider and verify service details with electrical plans.

Proposed private 15" RCP storm sewer and 2x2 concrete drop inlets. Refer to Storm Sewer plans.

Proposed private 15" RCP storm sewer and concrete curb inlets. Refer to Storm Sewer plans.

Proposed fire hydrant.

Extend proposed 8" fire service line. Confirm size and location of fire sprinkler line at building with fire protection plans. Refer to Water Line plans for details.

Connect roof drains into 10" SDR-35 pipe and extend to inlet as shown.

Proposed private 15" RCP storm sewer and 2x2 concrete drop inlets. Refer to Storm Sewer plans.

Connect field under-drain system to nearest storm sewer inlet. Coordinate with turf field design.

Proposed 4" domestic water service line. Install meter in concrete vault. Coordinate with City. Verify building service connection details with MEP plans prior to construction.

Proposed public 8" water main, refer to Water Line plans.

Proposed gas meter. Coordinate installation with gas company and verify service details with MEP plans.

Connect roof drains into 10" SDR-35 pipe and extend to inlet as shown.

Proposed transformer location.

Proposed Fire Department Connection.

Proposed private 10" SDR-35 storm sewer and 12" ADS drain basins with pedestrian-rated grates.

Connect roof drains into 10" SDR-35 pipe and extend to inlet as shown.

Proposed private 18" RCP storm sewer and concrete storm sewer manholes with pedestrian-rated grate top. Refer to Storm Sewer plans.

Connect field under-drain system to nearest storm sewer inlet. Coordinate with turf field design.

Proposed 8" fire sprinkler line. Verify size with fire protection plans.

Connect field under-drain system to nearest storm sewer inlet. Coordinate with turf field design.

Proposed 4" domestic water service.

Lot 1
Block F
Trails End
An Addition to Valley Center

Connect roof drains into 10" SDR-35 pipe and extend to inlet as shown.

End proposed private 8" main at manhole and extend 6" sanitary sewer service line to building as shown. Refer to Sanitary Sewer plans.

Proposed private 18" RCP storm sewer and concrete curb inlets. Refer to Storm Sewer plans.

Proposed private 15" RCP storm sewer and concrete curb inlets. Refer to Storm Sewer plans.

Connect roof drains into 10" SDR-35 pipe and extend to inlet as shown.

Connect roof drains into 10" SDR-35 pipe and extend to inlet as shown.

Proposed private 24" RCP storm sewer, storm sewer manhole, and 2x2 concrete drop inlet. Refer to Storm Sewer plans.

Proposed public 8" water main, refer to Water Line plans.

Connect roof drains into 12" SDR-35 pipe and extend to inlet as shown.

Connect field under-drain system to nearest storm sewer inlet. Coordinate with turf field design.

Proposed private 24" RCP storm sewer and concrete curb storm manhole. Refer to Storm Sewer plans. Connect to proposed street storm sewer system (by others).

Proposed private 15" RCP storm sewer and concrete curb inlets. Refer to Storm Sewer plans.

Connect to proposed 8" private sanitary sewer main and extend 4" service line to building. Coordinate with City and verify size and building connection location of service line with MEP plans.

Proposed private 18" RCP storm sewer and concrete curb inlets. Refer to Storm Sewer plans.

Proposed private 8" sanitary sewer main and concrete manholes, refer to Sanitary Sewer plans.

Proposed private 15" RCP storm sewer and 2x2 concrete drop inlets. Refer to Storm Sewer plans.

Proposed fire hydrant.

Proposed private 8" sanitary sewer main and concrete manholes, refer to Sanitary Sewer plans.

Connect to proposed City sanitary sewer manhole and extend 8" private main as shown. Refer to Sanitary Sewer Plans. Coordinate with City.

Proposed private 15" RCP storm sewer and concrete curb inlets. Refer to Storm Sewer plans.

Tap proposed City water main on south side of road and extend 8" public water main as shown. Coordinate with City and refer to Water Line plans.

Proposed private 24" RCP storm sewer and concrete storm sewer manholes. Connect to proposed street storm sewer (by others). Refer to Storm Sewer plans.

Proposed private 15" RCP storm sewer and 2x2 concrete drop inlets. Refer to Storm Sewer plans.

UTILITY NOTES

1. **Existing utilities and their locations, as shown on the plans, represent the best information obtainable for design. Location information has been obtained from the various utility companies and is either from company record drawings or company provided field locations. The Contractor will be required to work around existing utilities which do not conflict with proposed construction.**
2. **Traffic affected by the construction on this project shall be handled in accordance with the latest edition of the Local Manual on Uniform Traffic Control Devices.**
3. **The Contractor shall verify all utility locations prior to construction of this project.**
4. **Refer to Landscape Plan for final treatment of disturbed areas.**
5. **Proposed underground storm sewer mains, water mains/fire hydrants, or sanitary sewer mains, if any, shall be the contractor's responsibility. This portion of the project shall be designed and constructed under a separate plan set or private project, and undergo Local City review and approval. The installation of any mains is required to be done by a bonded contractor, inspected and certified. The Contractor shall construct the mains only from Local City approved plans which will be provided to the General Contractor or can be provided by Baughman Company, P.A.**
6. **The Contractor shall receive written approval from adjacent landowners prior to proceeding with any construction work on landowner's property.**
7. **Gas service tie-ins to new meters shall be per service provider standards. Tie-ins are to be above ground at the meter.**
8. **Utility service connections are to be installed per applicable Local City Codes.**
9. **Contractor shall be responsible for coordination and cost of all utility service connections, permits, relocations, abandonments, and removals.**
10. **Water taps to be performed by the contractor. Water meter will be provided for sale by the city.**

LEGEND

Existing Utilities

- Electric Underground
- Electric Overhead
- Water Line
- Gas Line
- Petroleum Pipeline
- Storm Water Sewer Pipe
- Sanitary Sewer Line
- Telecommunication (AT&T)
- Telecommunication (Cox)

Proposed Utilities

- Electric Underground
- Water Line
- Sanitary Sewer Line
- Gas Service Line
- Storm Sewer Roof Drain
- Fire Sprinkler Line
- Storm Water Sewer
- Telecom/Data Conduit

SCALE: 3/4" = 1'-0" SCALE: 1" = 1'-0" SCALE: 1 1/2" = 1'-0" SCALE: 1/2" = 1'-0" SCALE: 3/8" = 1'-0" SCALE: 1/4" = 1'-0" SCALE: 1/8" = 1'-0" SCALE: 1/16" = 1'-0"

SITE UTILITY PLAN

SCALE 30 0 30

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USD 262 Elementary School

Valley Center, Kansas

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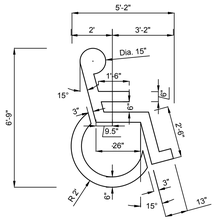
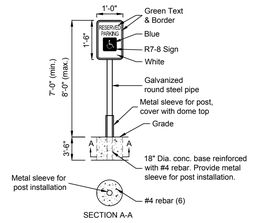
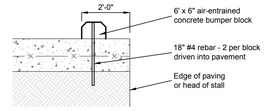


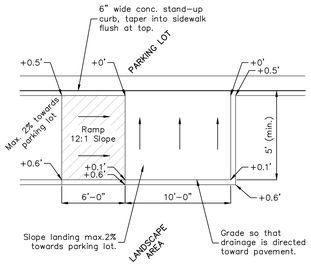
A1 TYP. PAV. MARKING DETAIL
NOT TO SCALE



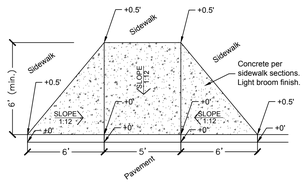
A2 HANDICAP PARKING SIGN DETAIL
NOT TO SCALE



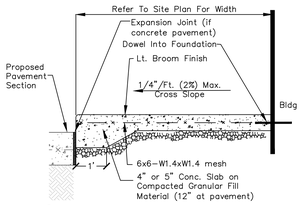
A3 TYP. CONCRETE WHEELSTOP
NOT TO SCALE



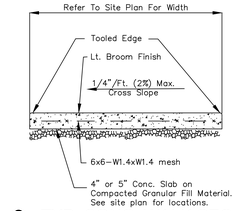
A4 TWO WAY WHEELCHAIR RAMP
NOT TO SCALE



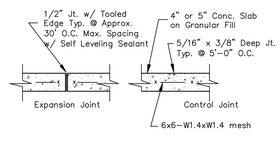
A5 THREE WAY WHEELCHAIR RAMP
NOT TO SCALE



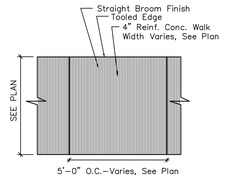
B1 TYP. WALK AT EDGE OF PAVING
NOT TO SCALE



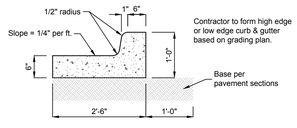
B2 TYP. CONC. WALK SECTION
NOT TO SCALE



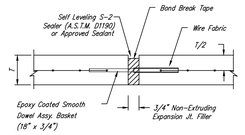
B3 SIDEWALK JOINTS
NOT TO SCALE



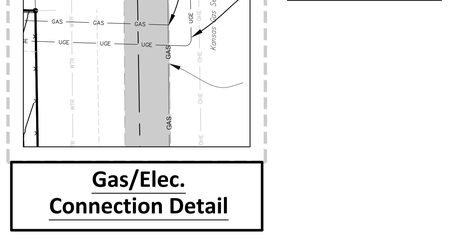
B4 TYP. PATTERN IN WALK
NOT TO SCALE

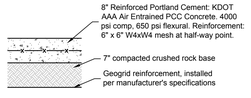


C1 CURB & GUTTER SECTION
NOT TO SCALE



C2 EXPANSION JOINT (E.J.)
NOT TO SCALE





D1 8" CONCRETE PAVEMENT
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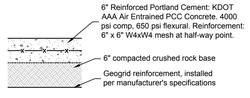
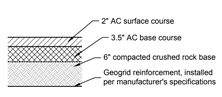
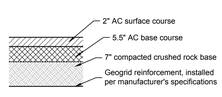


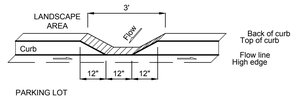
D2 6" CONCRETE PAVEMENT
NOT TO SCALE



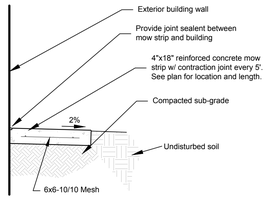
D3 5.5" AC PAVEMENT
NOT TO SCALE



D4 7.5" AC PAVEMENT
NOT TO SCALE



E1 TYP. CURB CUT SECTION
NOT TO SCALE



E2 MOW STRIP
NOT TO SCALE

SITE DETAILS

NOT TO SCALE

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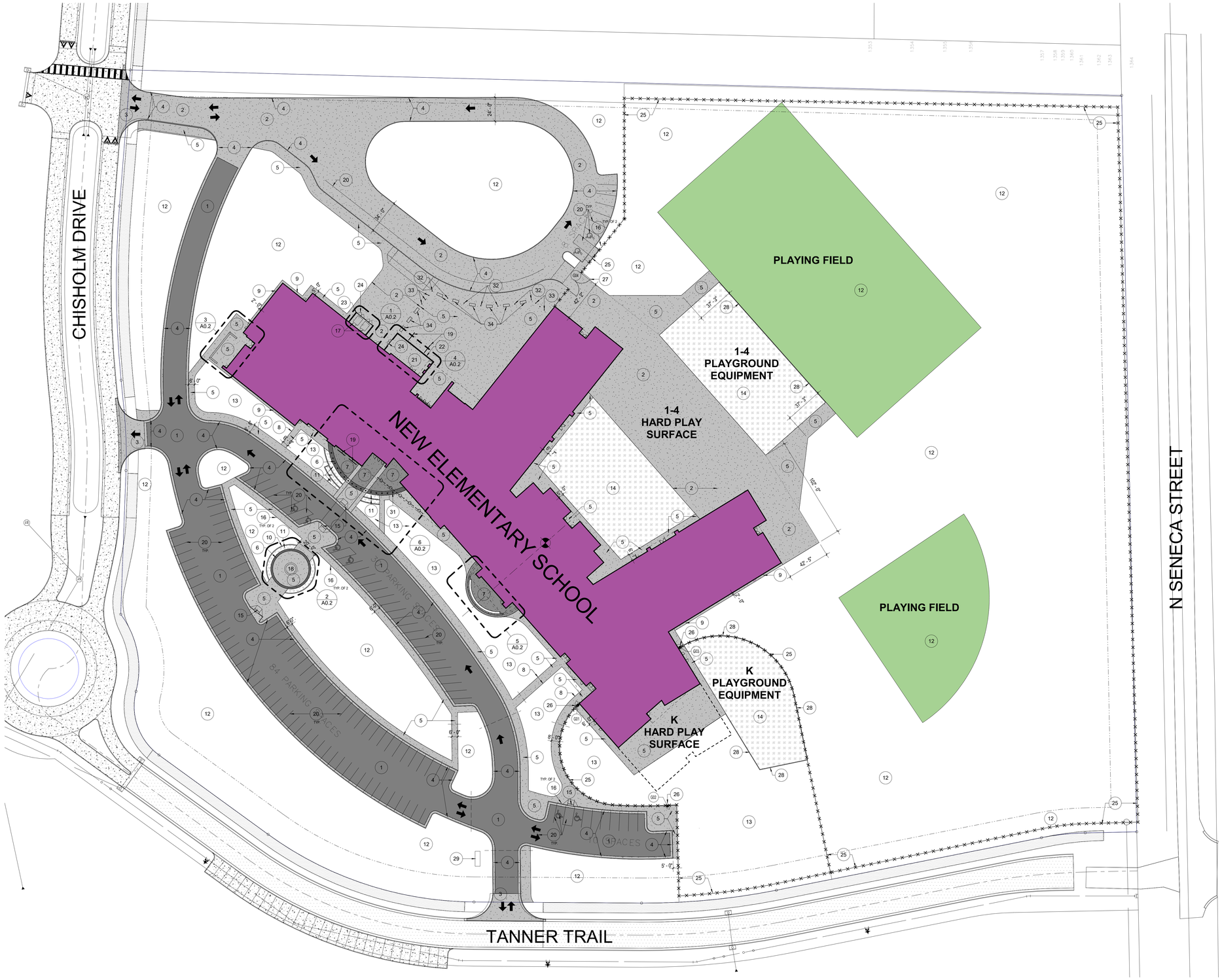
SCALE: 6" = 1'-0" | SCALE: 3" = 1'-0" | SCALE: 1 1/2" = 1'-0" | SCALE: 1" = 1'-0" | SCALE: 3/4" = 1'-0" | SCALE: 1/2" = 1'-0" | SCALE: 3/8" = 1'-0" | SCALE: 1/4" = 1'-0" | SCALE: 1/8" = 1'-0" | SCALE: 1/16" = 1'-0"



ARCHITECTURAL SITE PLAN

1" = 40'-0"

NORTH

SITE LEGEND

NOTE: REFERENCE CIVIL AND LANDSCAPE PLANS FOR ADDITIONAL PAVING, GROUNDCOVER AND VEGETATION INFORMATION

- CONCRETE PAVING
- COLORED CONCRETE PAVING - COLOR #1
- COLORED CONCRETE PAVING - COLOR #2
- ARTIFICIAL TURF
- WOOD MULCH GROUNDCOVER
- CHAIN LINK FENCING (REF. SITE PLAN NOTES AND DETAILS FOR FENCE TYPE)
- PROPERTY LINE

GENERAL NOTES

A. CONTRACTOR TO VISIT SITE, VERIFY ALL EXISTING CONDITIONS AND NOTIFY THE ARCHITECT OF ANY INITIAL DISCREPANCIES AS WELL AS ANY DISCREPANCIES ENCOUNTERED DURING DEMOLITION.

B. UNLESS NOTED OTHERWISE, DIMENSIONS ARE TO FACE OF CURB, FACE OF WALL AND EDGE OF CONCRETE WORK. ALL RADIUSED EDGES SHOWN ARE 5'-0" RADIUS UNLESS NOTED OTHERWISE.

C. COORDINATE ALL SITEWORK WITH GRADING AND SITE UTILITIES.

D. BACKFILL WITH TOPSOIL (6" DEEP MIN.) TO WITHIN 1/2" OF TOP OF SIDEWALKS AND CURBS WITHIN LIMITS OF CONSTRUCTION.

E. DO NOT DISTURB SITE BENCHMARKS. REESTABLISH IF DESTROYED.

F. SEE CIVIL, ARCHITECTURAL, MECHANICAL AND ELECTRICAL PLANS FOR COORDINATION OF SITE UTILITIES AND ADDITIONAL SITE INFORMATION.

G. CONTRACTOR TO FINAL GRADE ALL DISTURBED AREAS DAMAGED AS THE RESULT OF CONSTRUCTION ACTIVITIES.

H. SEE CIVIL FOR SITE DEMOLITION AND LIMITS OF CONSTRUCTION.

J. INSTALL 4" DIA. SCHEDULE 40 PVC PIPE SLEEVE UNDER ALL SIDEWALK AND DRIVES AND INTO ALL GRASS AND PLANTER AREAS FOR FUTURE LANDSCAPE IRRIGATION SYSTEM.TURN ENDS UP 90 DEG. TO ABOVE GRADE AND CAP.

K. PROTECT ALL EXISTING TREES TO REMAIN FROM DAMAGE DURING CONSTRUCTION.

SITE PLAN NOTES

1. NEW ASPHALT PAVING; SEE CIVIL PLANS.
2. NEW CONCRETE PAVING; SEE CIVIL PLANS.
3. NEW CONCRETE APPROACH; SEE CIVIL PLANS.
4. NEW CONCRETE CURB & GUTTER; REFERENCE CIVIL PLANS AND DETAIL 3 / A0.4 FOR CURB AT ASPHALT PAVING AND DETAIL 4 / A0.4 FOR CURB AT CONCRETE PAVING.
5. NEW 4" CONCRETE SIDEWALK OVER 2" GRANULAR FILL; REF. CIVIL AND DETAIL 6 / A0.4.
6. NEW 4" COLOR #1 CONCRETE SIDEWALK OVER 2" GRANULAR FILL.
7. NEW 4" COLOR #2 CONCRETE SIDEWALK OVER 2" GRANULAR FILL.
8. ALIGN EDGE OF SIDEWALK WITH FACE OF BUILDING.
9. 2'-0" WIDE CONCRETE MOW STRIP. REF. DETAIL 5 / A0.4.
10. 8" WIDE CONCRETE PLANTER EDGE, REF. DETAIL 12 / A0.4 .
11. PLANTER AREA
12. GRASS SEED AREA. SEED ALL GRADED AREAS DISTURBED BY CONSTRUCTION; SEE SPECIFICATIONS FOR GRASS TYPE.
13. GRASS SOD AREA WITH IRRIGATION SYSTEM. SEE CIVIL DRAWINGS AND SPECIFICATIONS.
14. ARTIFICIAL TURF, REF. SPECS. AND EDGE DETAILS 9 / A0.4 & 10 / A0.4.
15. NEW HANDICAP CURB RAMP; REF. ENLARGED PLAN 1 / A0.4 & SECTION 2 / A0.4 .
16. NEW HANDICAP ACCESSIBLE SIGN; REF. DETAIL 7 / A0.4.
17. NEW CONCRETE FILLED PIPE BOLLARD, REF. DETAIL 8 / A0.4.
18. NEW FLAGPOLE, REF. SPECS. AND DETAIL .
19. NEW ROUND TUBE WAVE BIKE RACK, MODEL CBBR-9UR-SS, BY BELSON OUTDOORS.
20. NEW PAVEMENT MARKING; SEE CIVIL.
21. CONCRETE EQUIPMENT PADS UNDER ALL EQUIPMENT; SEE STRUCT., MECH., AND ELEC. PLANS.
22. MASONRY SCREEN WALL AT MECHANICAL COURTYARD; REF. ENLARGED PLAN 4 / A0.2 AND ELEVATION, SECTIONS & DETAILS ON SHEET A0.3.
23. MASONRY SCREEN WALL AT TRASH ENCLOSURE; REF. ENLARGED PLAN 1 / A0.2 AND ELEVATION, SECTIONS & DETAILS ON SHEET A0.3.
24. PAINTED STEEL GATE; REF. MECHANICAL COURTYARD AND/OR TRASH ENCLOSURE DETAILS FOR ADDITIONAL INFORMATION.
25. NEW 6-FOOT HIGH BLACK VINYL CHAIN LINK FENCE; REF. DETAILS 13 / A0.4 & 15 / A0.4.
26. NEW 6-FOOT HIGH X 4-FOOT WIDE BLACK VINYL CHAIN LINK SWING GATE; REF. DETAIL 14 / A0.4 AND SPECS.
27. NEW 6-FOOT HIGH X 22-FOOT WIDE BLACK VINYL CHAIN LINK DOUBLE SWING DRIVE GATE; REF. DETAIL 16 / A0.4 AND SPECS.
28. CONCRETE EDGE AT ARTIFICIAL TURF, REF. DETAIL 10 / A0.4.
29. MONUMENT SIGN, SEE ELEVATIONS & DETAILS ON SHEET A0.4.
30. PIPE SLEEVE PER GENERAL NOTE "J".
31. LIGHT /IMPACT BOLLARDS AT FRONT ENTRANCE (16 TOTAL), SEE ELEC. PLANS.
32. LIGHT /IMPACT BOLLARDS AT BACK ENTRANCE (7 TOTAL), SEE ELEC. PLANS.
33. REMOVABLE IMPACT BOLLARDS AT BACK ENTRANCE (6 TOTAL), SEE ELEC. PLANS.
34. 24"H X 30"W X 72"L SOLID LIMESTONE, SPLIT-FACE ALL SIDES WITH SMOOTH TOP & BOTTOM.

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USD 262 Elementary School
Valley Center, KS

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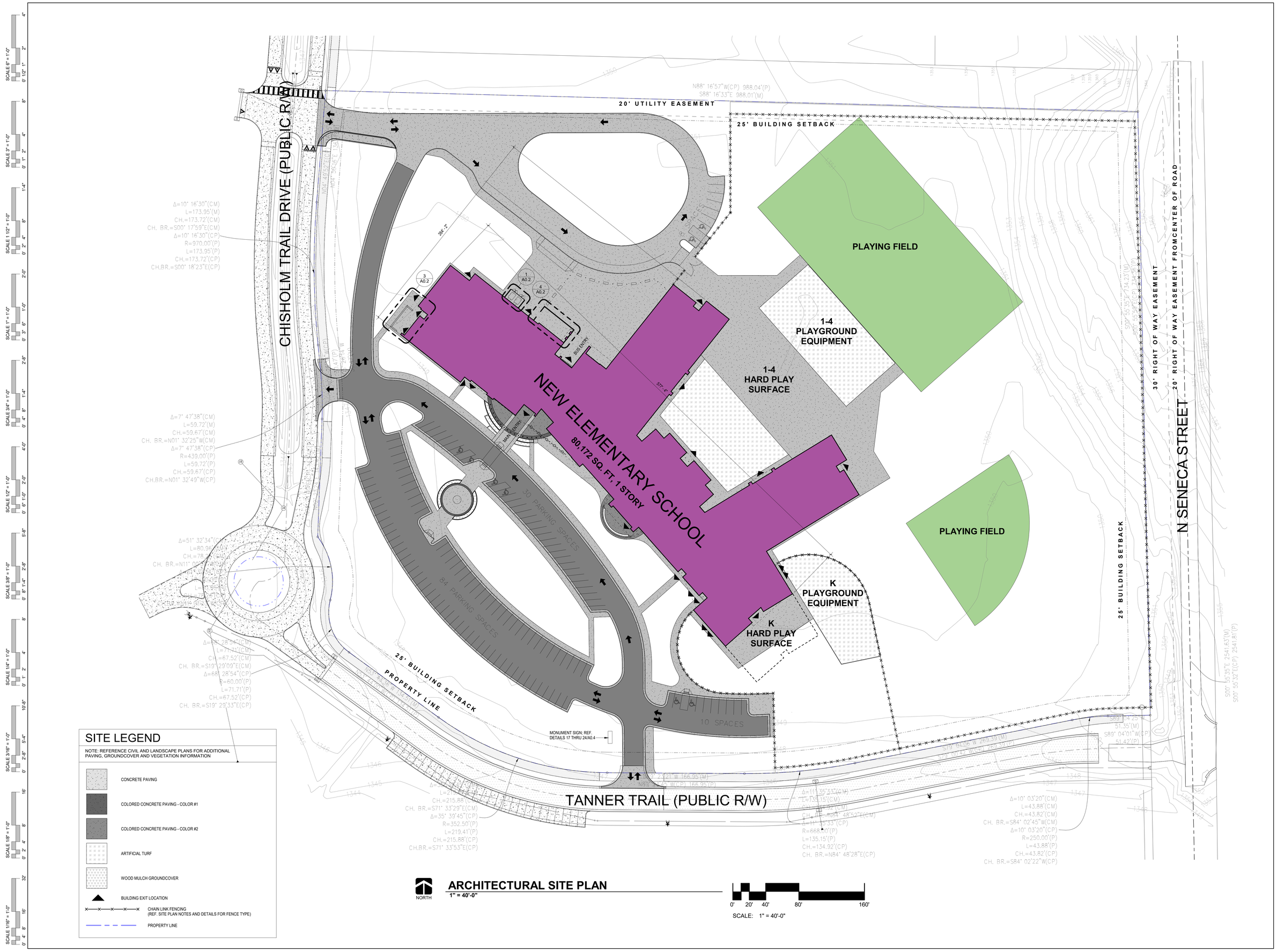

SITE LEGEND

NOTE: REFERENCE CIVIL AND LANDSCAPE PLANS FOR ADDITIONAL PAVING, GROUNDCOVER AND VEGETATION INFORMATION

- CONCRETE PAVING
- COLORED CONCRETE PAVING - COLOR #1
- COLORED CONCRETE PAVING - COLOR #2
- ARTIFICIAL TURF
- WOOD MULCH GROUNDCOVER
- BUILDING EXIT LOCATION
- CHAIN LINK FENCING (REF. SITE PLAN NOTES AND DETAILS FOR FENCE TYPE)
- PROPERTY LINE

NORTH

ARCHITECTURAL SITE PLAN

1" = 40'-0"

0' 20' 40' 80' 160'

SCALE: 1" = 40'-0"

SCALE 6" = 1'-0" | SCALE 3" = 1'-0" | SCALE 1 1/2" = 1'-0" | SCALE 1" = 1'-0" | SCALE 3/4" = 1'-0" | SCALE 1/2" = 1'-0" | SCALE 3/8" = 1'-0" | SCALE 1/4" = 1'-0" | SCALE 3/16" = 1'-0" | SCALE 1/8" = 1'-0" | SCALE 1/16" = 1'-0"

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01.10.2025

Alloy ARCHITECTURE
alloyarchitecture.com
165 S. ROCK ISLAND, SUITE 200
WICHITA, KS 67202
p: 316.634.1111

PRELIMINARY
NOT FOR CONSTRUCTION

PROJECT NUMBER
24138

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USD 262 Elementary School
Valley Center, KS

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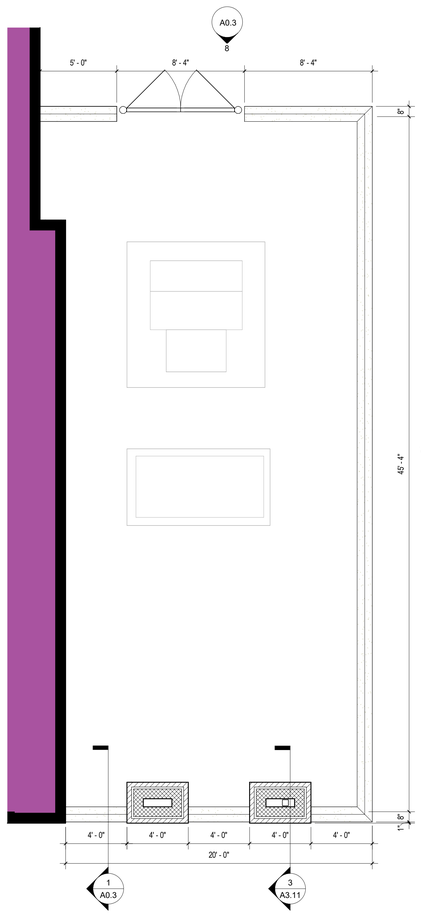
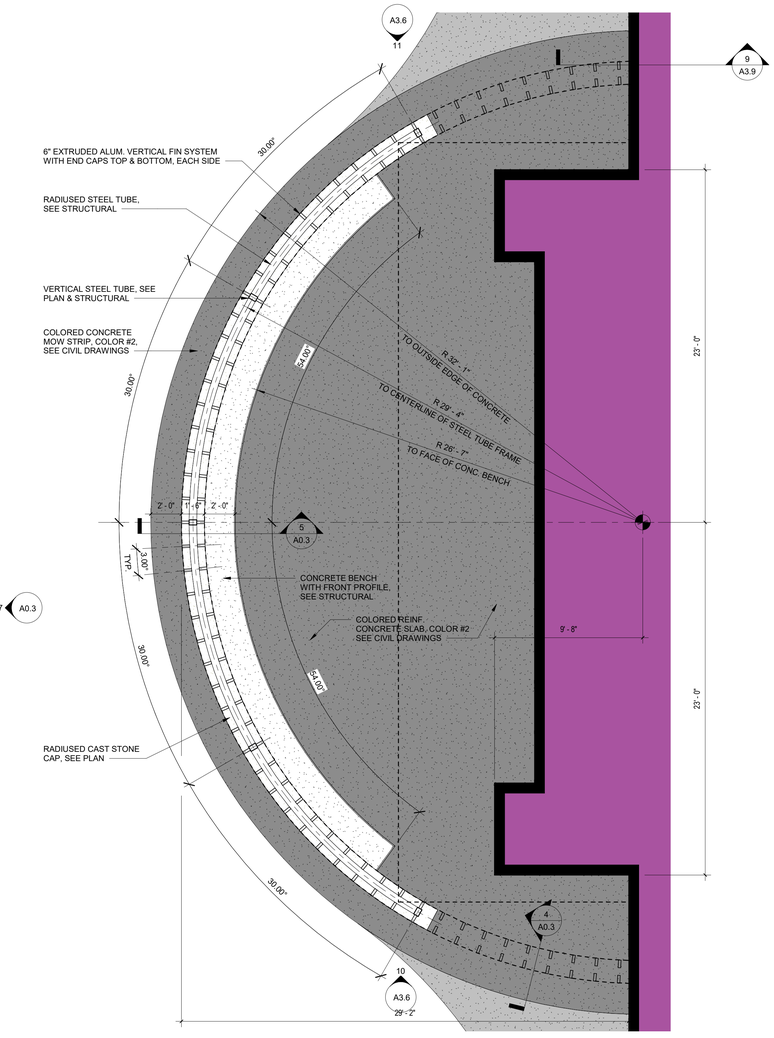
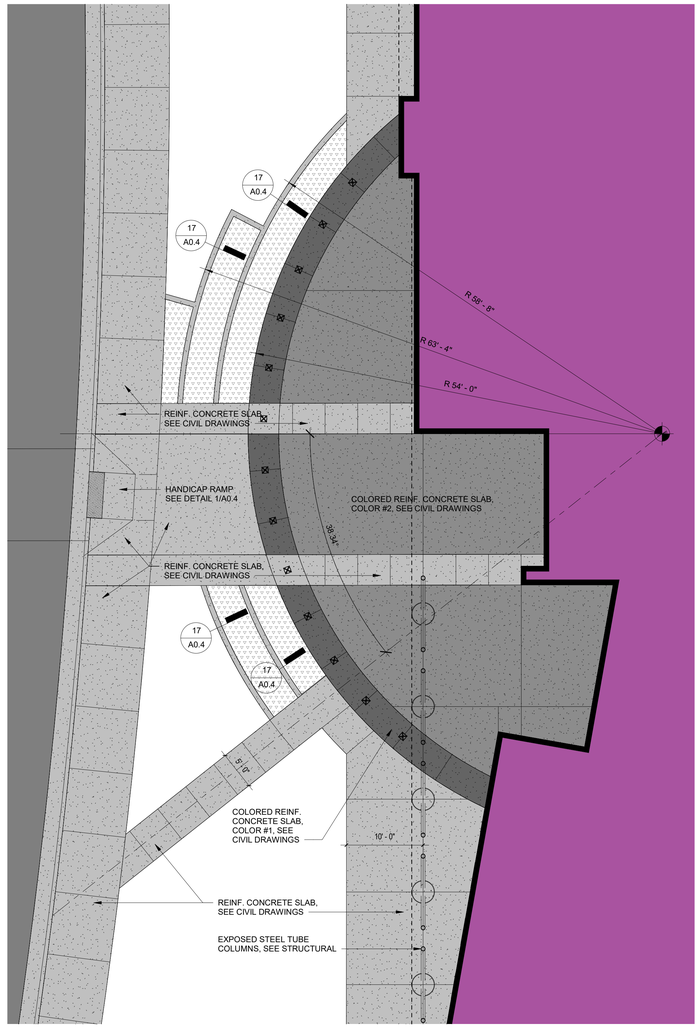
OF



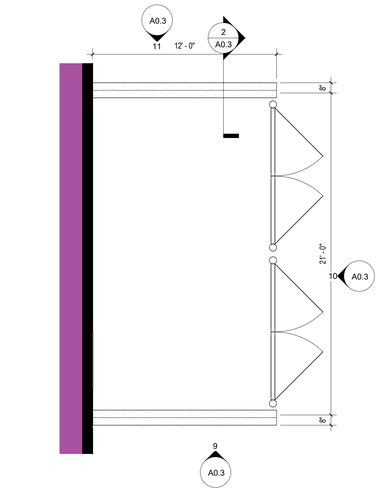
4 ENLARGED SITE PLAN - MECHANICAL COURTYARD
1/4" = 1'-0"



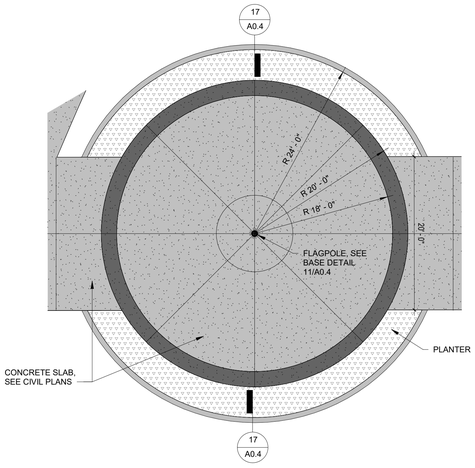
5 ENLARGED SITE PLAN - OUTDOOR SCREEN WALL
1/4" = 1'-0"



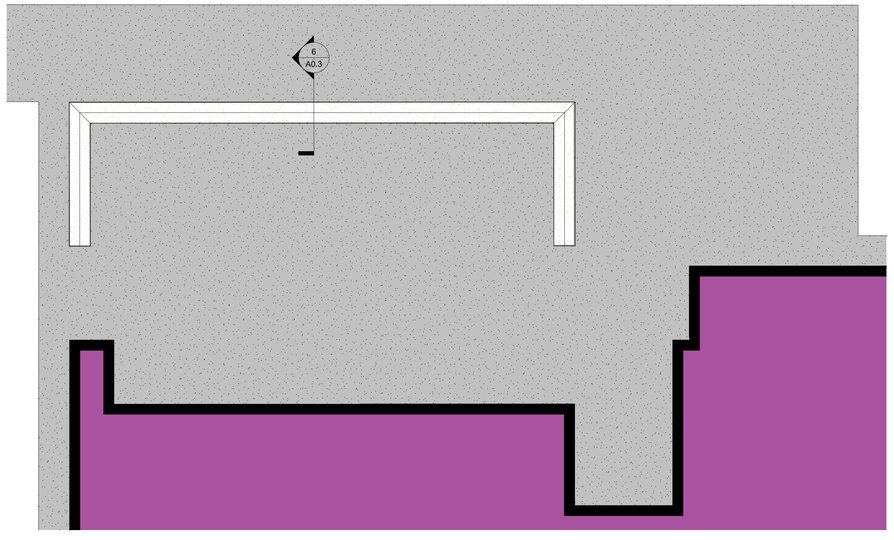
6 ENLARGED SITE PLAN - MAIN ENTRY
1/8" = 1'-0"



1 ENLARGED SITE PLAN - TRASH ENCLOSURE
1/4" = 1'-0"



2 ENLARGED SITE PLAN - FLAGPOLE
1/8" = 1'-0"



3 ENLARGED SITE PLAN - ART SCREEN WALL
1/4" = 1'-0"

SITE LEGEND

NOTE: REFERENCE CIVIL AND LANDSCAPE PLANS FOR ADDITIONAL PAVING, GROUNDCOVER AND VEGETATION INFORMATION

- CONCRETE PAVING
- COLORED CONCRETE PAVING - COLOR #1
- COLORED CONCRETE PAVING - COLOR #2
- ARTIFICIAL TURF
- WOOD MULCH GROUNDCOVER
- CHAIN LINK FENCING (REF. SITE PLAN NOTES AND DETAILS FOR FENCE TYPE)
- PROPERTY LINE

SCALE 6" = 1'-0" · SCALE 3" = 1'-0" · SCALE 1 1/2" = 1'-0" · SCALE 1" = 1'-0" · SCALE 3/4" = 1'-0" · SCALE 1/2" = 1'-0" · SCALE 3/8" = 1'-0" · SCALE 1/4" = 1'-0" · SCALE 3/16" = 1'-0" · SCALE 1/8" = 1'-0" · SCALE 1/16" = 1'-0"

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Alloy ARCHITECTURE

alloy architecture.com

165 S. ROCK ISLAND, SUITE 200
WICHITA, KS 67202
p: 316.634.1111

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PROJECT NUMBER
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USD 262 Elementary School
Valley Center, KS

SHEET
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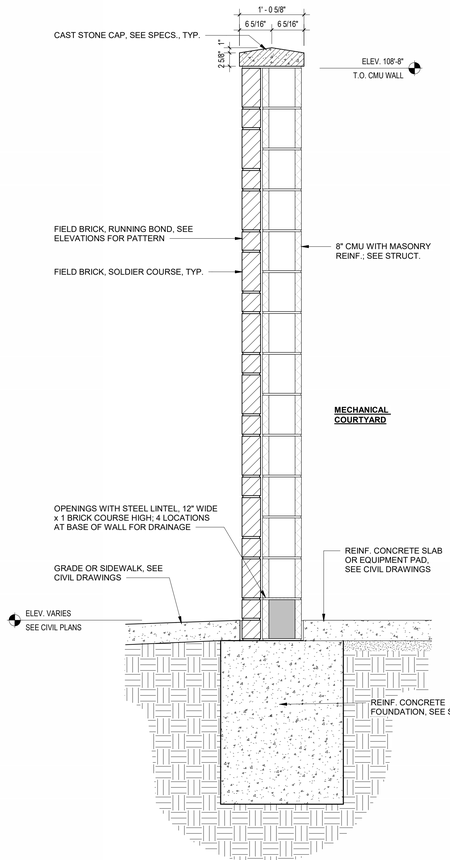
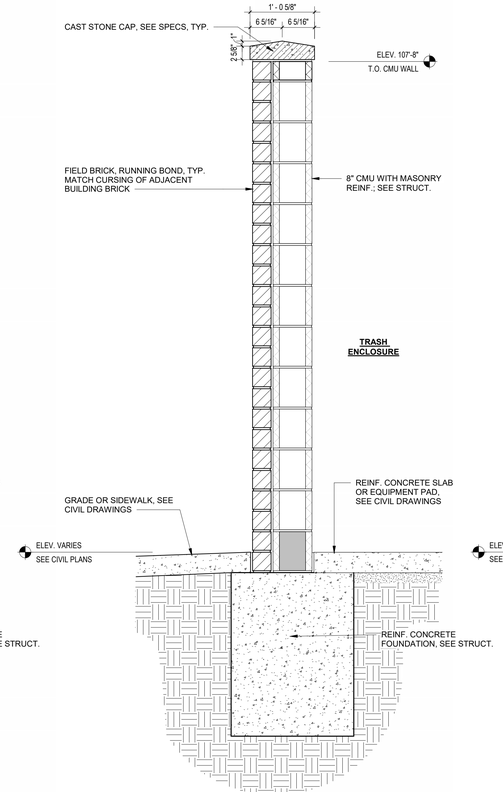
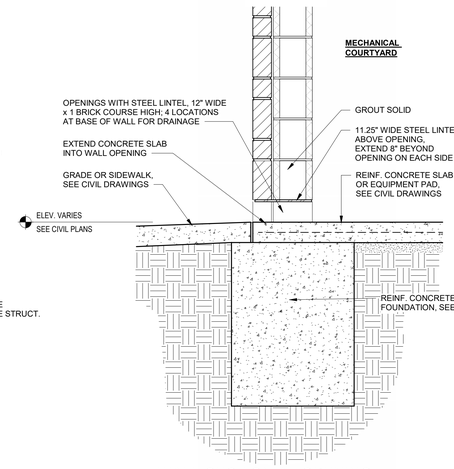
OF



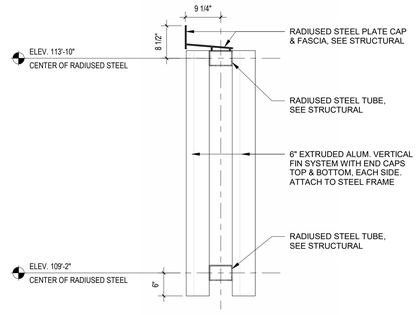
1 **COURTYARD WALL SECTION**
1" = 1'-0"



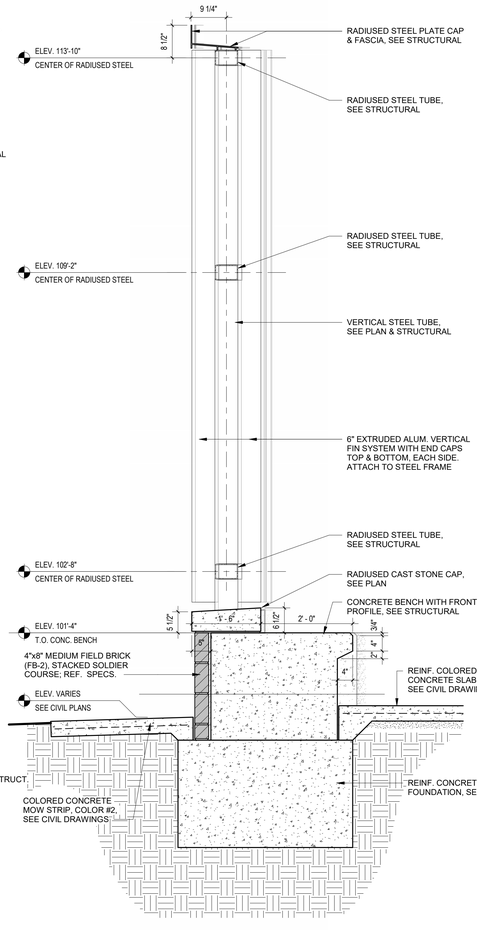
2 **TRASH ENCLOSURE SECTION**
1" = 1'-0"



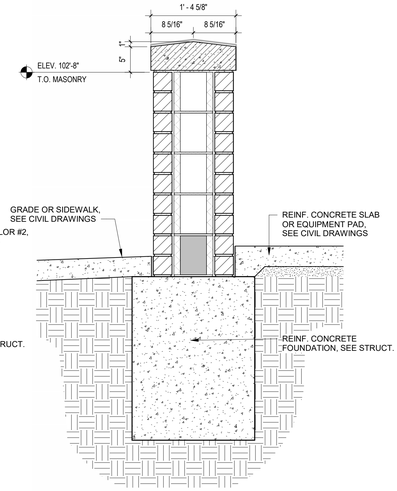
3 **WALL SECTION AT OPENING**
1" = 1'-0"



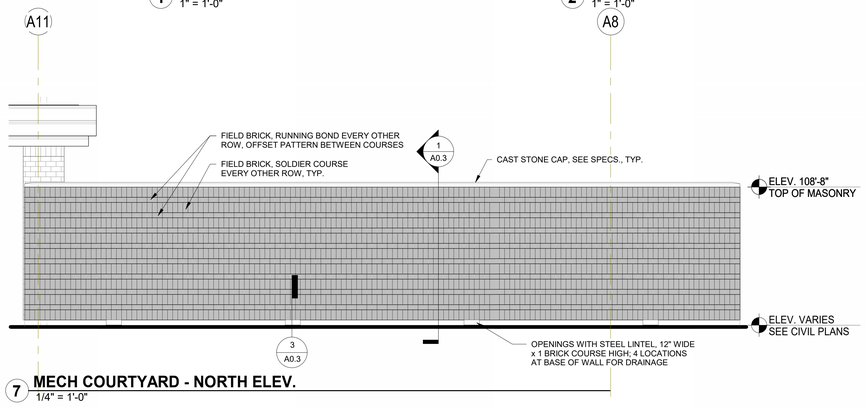
4 **SCREEN WALL OPENING AT MEDIA CENTER**
3/4" = 1'-0"



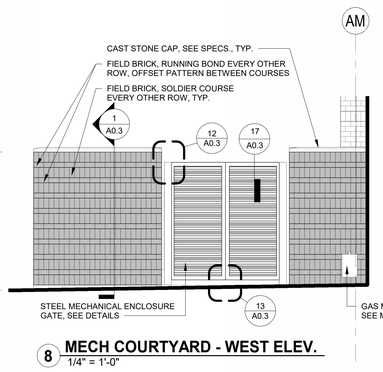
5 **SCREEN WALL SECTION AT MEDIA CENTER**
3/4" = 1'-0"



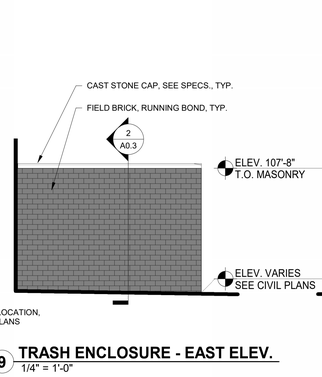
6 **LOW WALL SECTION AT ART ROOM**
1" = 1'-0"



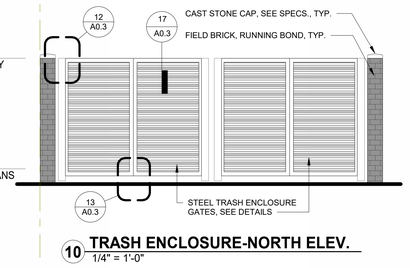
7 **MECH COURTYARD - NORTH ELEV.**
1/4" = 1'-0"



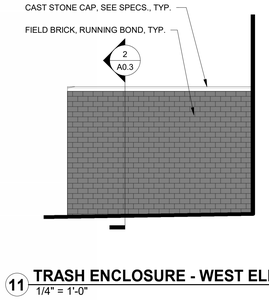
8 **MECH COURTYARD - WEST ELEV.**
1/4" = 1'-0"



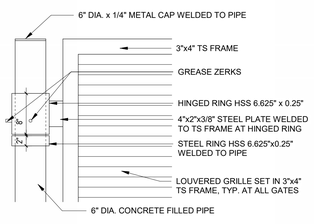
9 **TRASH ENCLOSURE - EAST ELEV.**
1/4" = 1'-0"



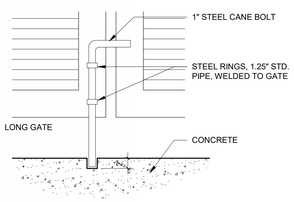
10 **TRASH ENCLOSURE-NORTH ELEV.**
1/4" = 1'-0"



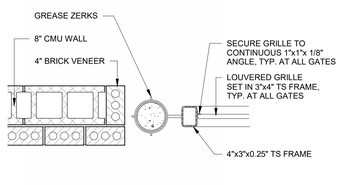
11 **TRASH ENCLOSURE - WEST ELEV.**
1/4" = 1'-0"



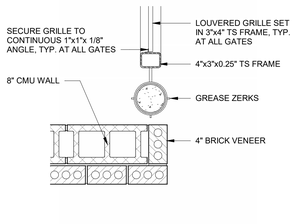
12 **HINGE RING DETAIL**
1" = 1'-0"



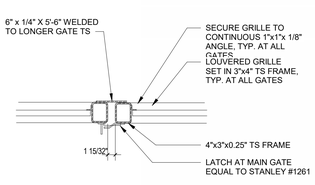
13 **GATE DETAIL**
1" = 1'-0"



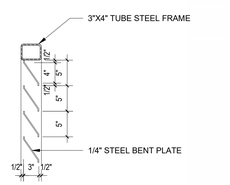
14 **HINGE RING SECTION**
1" = 1'-0"



15 **HINGE RING SECTION**
1" = 1'-0"



16 **GATE DETAIL**
1" = 1'-0"



17 **GATE DETAIL**
1" = 1'-0"

SCALE 6" = 1'-0" | SCALE 3" = 1'-0" | SCALE 1 1/2" = 1'-0" | SCALE 1" = 1'-0" | SCALE 3/4" = 1'-0" | SCALE 1/2" = 1'-0" | SCALE 3/8" = 1'-0" | SCALE 1/4" = 1'-0" | SCALE 3/16" = 1'-0" | SCALE 1/8" = 1'-0" | SCALE 1/16" = 1'-0"

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USD 262 Elementary School
Valley Center, KS

SHEET
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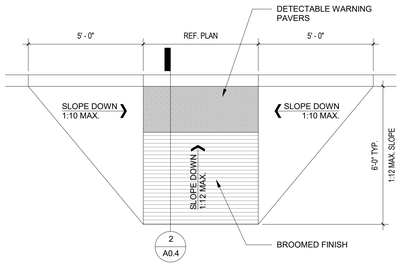
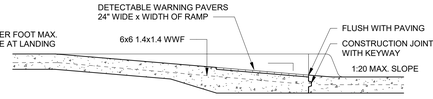
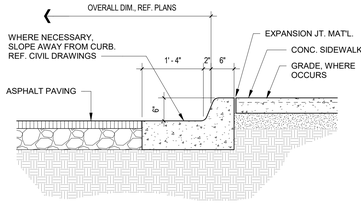


1 HANDICAP CURB RAMP PLAN
3/8" = 1'-0"

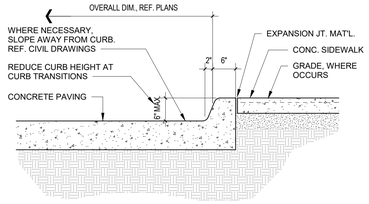


DETECTABLE WARNING PAVERS TO COMPLY WITH ADA GUIDELINES - 12"x12"x2-3/4" NOM. UNILOCK ADA PAVER (OR APPROVED EQUAL) CHARCOAL (BLACK) DETECTABLE WARNING PAVERS - SAND FILL JOINTS

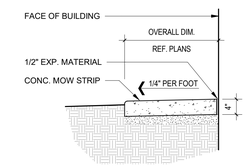
2 HANDICAP CURB RAMP SECTION
3/4" = 1'-0"



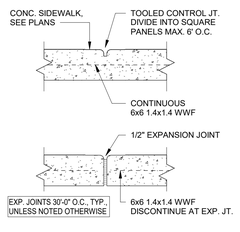
3 CONCRETE CURB & GUTTER DETAIL
3/4" = 1'-0" AT ASPHALT PAVING



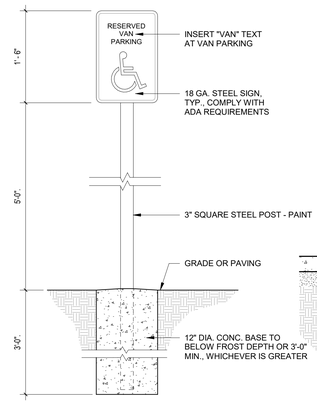
4 CONCRETE CURB & GUTTER DETAIL
3/4" = 1'-0" AT CONCRETE PAVING



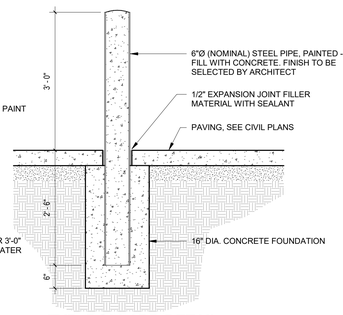
5 MOW STRIP DETAIL
3/4" = 1'-0"



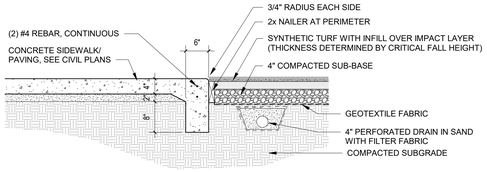
6 TYPICAL SIDEWALK DETAILS
1 1/2" = 1'-0"



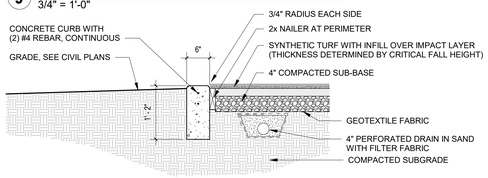
7 HANDICAP SIGN DETAIL
1" = 1'-0"



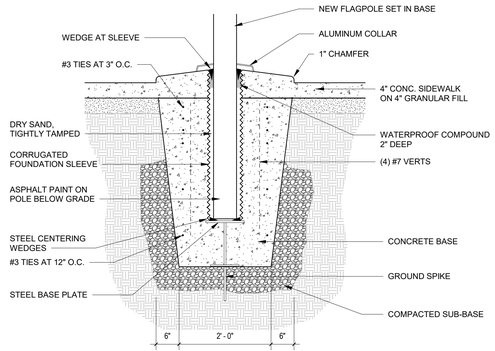
8 TYP. BOLLARD DETAIL
3/4" = 1'-0"



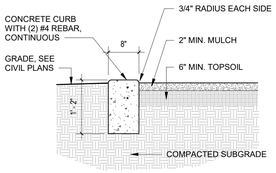
9 TURF EDGE DETAIL
3/4" = 1'-0"



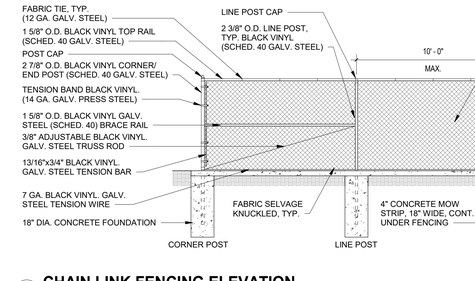
10 TURF EDGE DETAIL
3/4" = 1'-0"



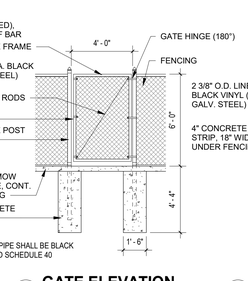
11 FLAGPOLE BASE DETAIL
3/4" = 1'-0"



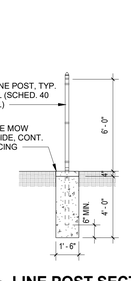
12 PLANTER EDGE DETAIL
3/4" = 1'-0"



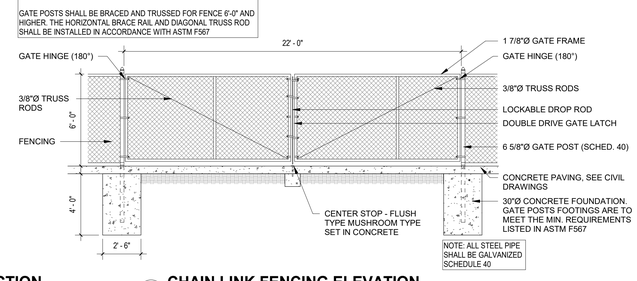
13 CHAIN LINK FENCING ELEVATION
1/4" = 1'-0"



14 GATE ELEVATION
1/4" = 1'-0"



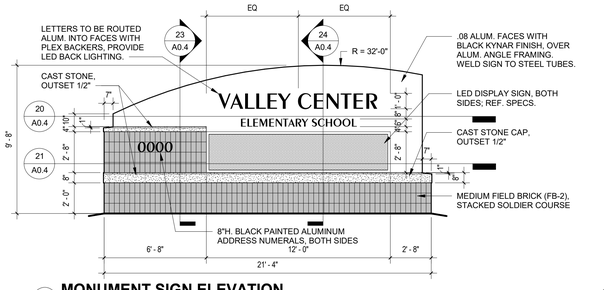
15 LINE POST SECTION
1/4" = 1'-0"



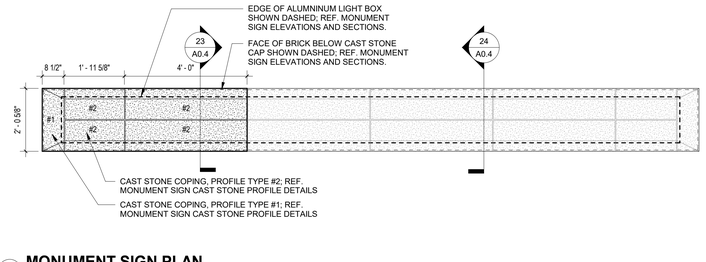
GENERAL NOTE:

GATE POSTS SHALL BE BRACED AND TRUSSED FOR FENCE 6'-0" AND HIGHER. THE HORIZONTAL BRACE RAIL AND DIAGONAL TRUSS ROD SHALL BE INSTALLED IN ACCORDANCE WITH ASTM F567

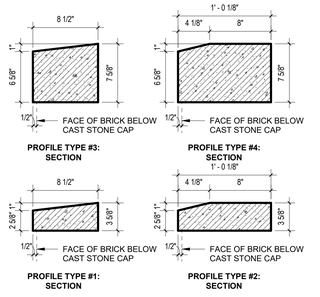
16 CHAIN LINK FENCING ELEVATION
1/4" = 1'-0"



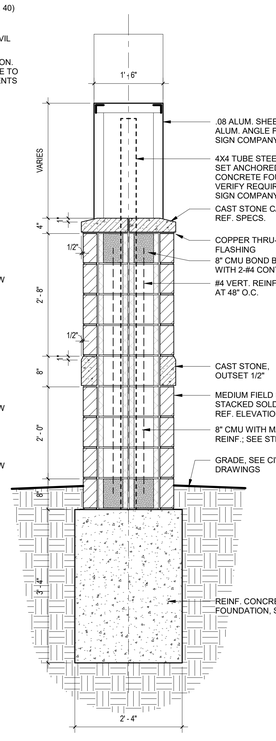
17 MONUMENT SIGN ELEVATION
1/4" = 1'-0"



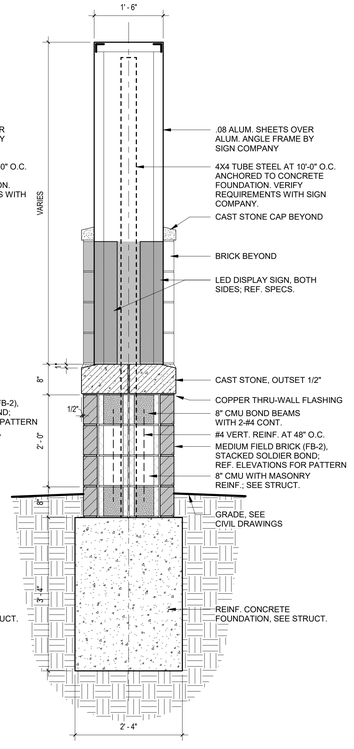
20 MONUMENT SIGN PLAN
1/2" = 1'-0"



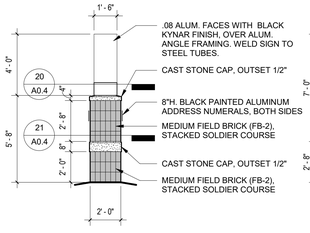
22 CAST STONE CAP PROFILES
1 1/2" = 1'-0"



23 MONUMENT SIGN SECTION
3/4" = 1'-0"



24 MONUMENT SIGN SECTION
3/4" = 1'-0"



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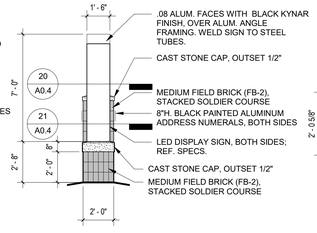
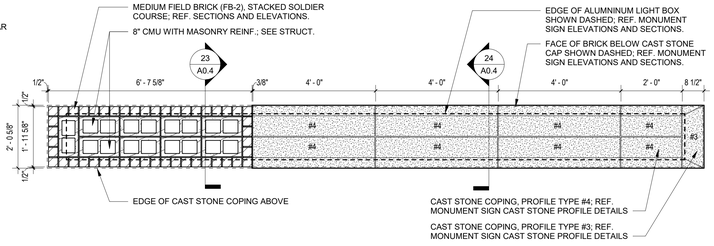
1/4" = 1'-0"



19 MONUMENT SIGN ELEVATION
1/4" = 1'-0"



21 MONUMENT SIGN PLAN
1/2" = 1'-0"

alloy ARCHITECTURE
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DATE:
Progress Set
12.20.2024

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USD 262 Elementary School
Valley Center, KS

SHEET
A0.4
OF

1/3/2025 2:21:00 PM

SITE LIGHT FIXTURE SCHEDULE

ICE - VALLEY CENTER ELEMENTARY

FIXT LTR	MANUFACTURER	CATALOG NUMBER	LED LUMENS	LED WATTS	FIXT. VOLT.	FINISH	MOUNTING	REMARKS
SA	MC GRAW EDISON	GLEON-AF-04-LED-E1-T4W-XX	24,710	230	277	(2)	POLE	SINGLE HEAD

LIGHT FIXTURE SCHEDULE NOTES

ICE - VALLEY CENTER ELEMENTARY

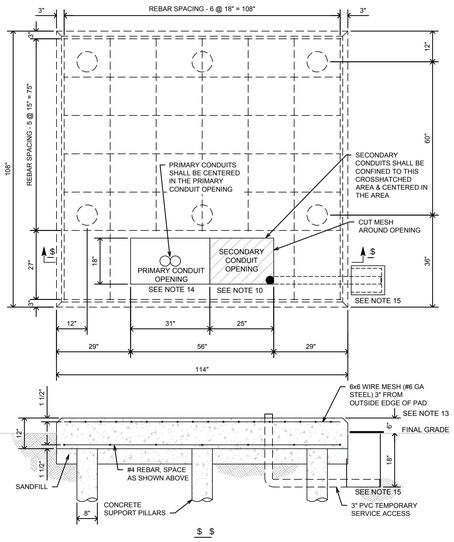
(1) MOUNT ON (30' POLE) KW # RTSP-30-7, 5-11-X-X_X-NC-XD (HEAVY DUTY) MCGRAW-EDISON HEAD - MATCH PAINT. PROVIDE VIBRATION DAMPER INSIDE POLE - ORIENTATION OF FIXTURES AS SHOWN ON DRAWINGS.

(2) STANDARD COLOR AS SELECTED BY ARCH.

PLAN NOTES - SITE

ICE - VALLEY CENTER ELEMENTARY

SYMBOL	DESCRIPTION
1	(1) 4" SCHEDULE 40 PVC CONDUIT 48" BELOW GRADE FOR ELECTRICAL UTILITY PRIMARY SERVICE. VERIFY ROUTING WITH UTILITY COMPANY. INSTALL PER UTILITY COMPANY STANDARDS.
2	(2) 3" PVC CONDUIT WITH PULL ROPE 48" BELOW GRADE, FOR TELEPHONE/DATA/TV/INTERNET PROVIDER. VERIFY ROUTING WITH UTILITY CO. INSTALL PER UTILITY CO. STANDARDS - STUB UP AT DATA BOARD ROOM 118.

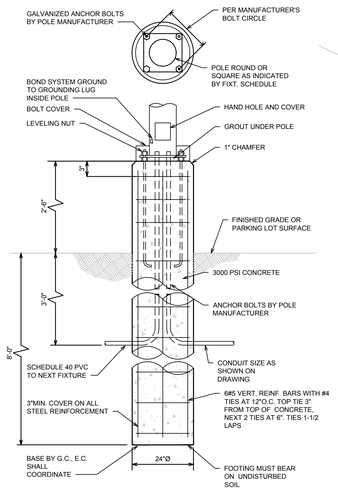


NOTES:

1. PAD LOCATION SHALL BE APPROVED BY LOCAL UTILITY COMPANY.
2. TRANSFORMER SHALL BE INSTALLED NEAR THE CUSTOMER'S SERVICE ENTRANCE.
3. IF TRANSFORMER PAD IS INSTALLED IN AN AREA SUBJECT TO VEHICULAR TRAFFIC, THE INSTALLATION SHALL BE PROTECTED WITH PIPE-RAIL GUARD, IN ACCORDANCE WITH LOCAL UTILITY COMPANY STANDARDS.
4. FOR PROPER CLEARANCE AROUND THE TRANSFORMER, REFER TO LOCAL UTILITY COMPANY STANDARDS.
5. CONTRACTOR SHALL EXTEND FORMS DOWN TO AT LEAST 3" BELOW AVERAGE GROUND LINE.
6. CONCRETE SHALL BE A MINIMUM OF 3,000 LB. MIX.
7. TOP OF THE TRANSFORMER PAD SHALL RECEIVE A SMOOTH TROWEL FINISH. CORNERS SHALL BE ROUNDED OR BEVELED.
8. CONDUIT OPENING SHALL BE FREE AND CLEAR OF CONCRETE.
9. TOPS OF CONDUITS SHALL BE FLUSH WITH THE TOP OF THE CONCRETE SLAB
10. NUMBER OF CONDUITS NECESSARY IS DEPENDANT ON THE MAXIMUM NUMBER OF SERVICE CONDUCTORS ALLOWED IN THE LOW VOLTAGE COMPARTMENT OF THE TRANSFORMER. REFER TO LOCAL UTILITY COMPANY STANDARDS FOR MAXIMUM NUMBER. INSTALL 1-1/4" METERING CONDUIT FROM PAD TO METER ENCLOSURE WHEN TRANSFORMER RATED METERING IS SET ON ADJACENT BUILDING OR STAND AND & METERING TRANSFORMERS ARE IN THE PADMOUNT TRANSFORMER. SEE LOCAL UTILITY COMPANY STANDARDS.
11. PILLARS ARE FORMED BY AUGERING AN 8" DIAMETER HOLE TO A DEPTH OF UNDISTURBED EARTH. A SEPARATOR, SUCH AS TAR PAPER, SHOULD BE PLACED BETWEEN THE PILLAR AND THE PAD SO THAT THE PAD AN BE LEVELED AT A LATER TIME IF NECESSARY.
12. THE COMPANY RESERVES THE RIGHT NOT TO ACCEPT THE CONDITION OF THE CONCRETE PAD IF IT FAILS TO MEET THE REQUIREMENTS STATED IN THIS STANDARD.
13. THE 6" ABOVE GRADE CAN BE REDUCED TO 4" ABOVE FINISHED PAVEMENT.
14. CONDUIT OPENING DIMENSIONS PERTAIN TO HOWARD (2012 & NEWER) TRANSFORMERS. CHECK WITH LOCAL UTILITY COMPANY'S SERVICE CENTER TO BE SURE THAT THE OPENING IS THE CORRECT SIZE FOR THE TRANSFORMER DESIGNATED FOR THE JOB. CALL LOCAL SERVICE CENTER TO CONFIRM PAD DIMENSIONS BEFORE PAD IS POURED.
15. CONDUIT TO EXTEND 1' TO 2' BEYOND EDGE OF PAD. DO NOT BACKFILL. USE MIN. 3/4" PLYWOOD OR COMPARABLE COVER TO SECURE HOLE. REMOVE PLYWOOD AND BACKFILL AFTER TEMPORARY SERVICE IS REMOVED.

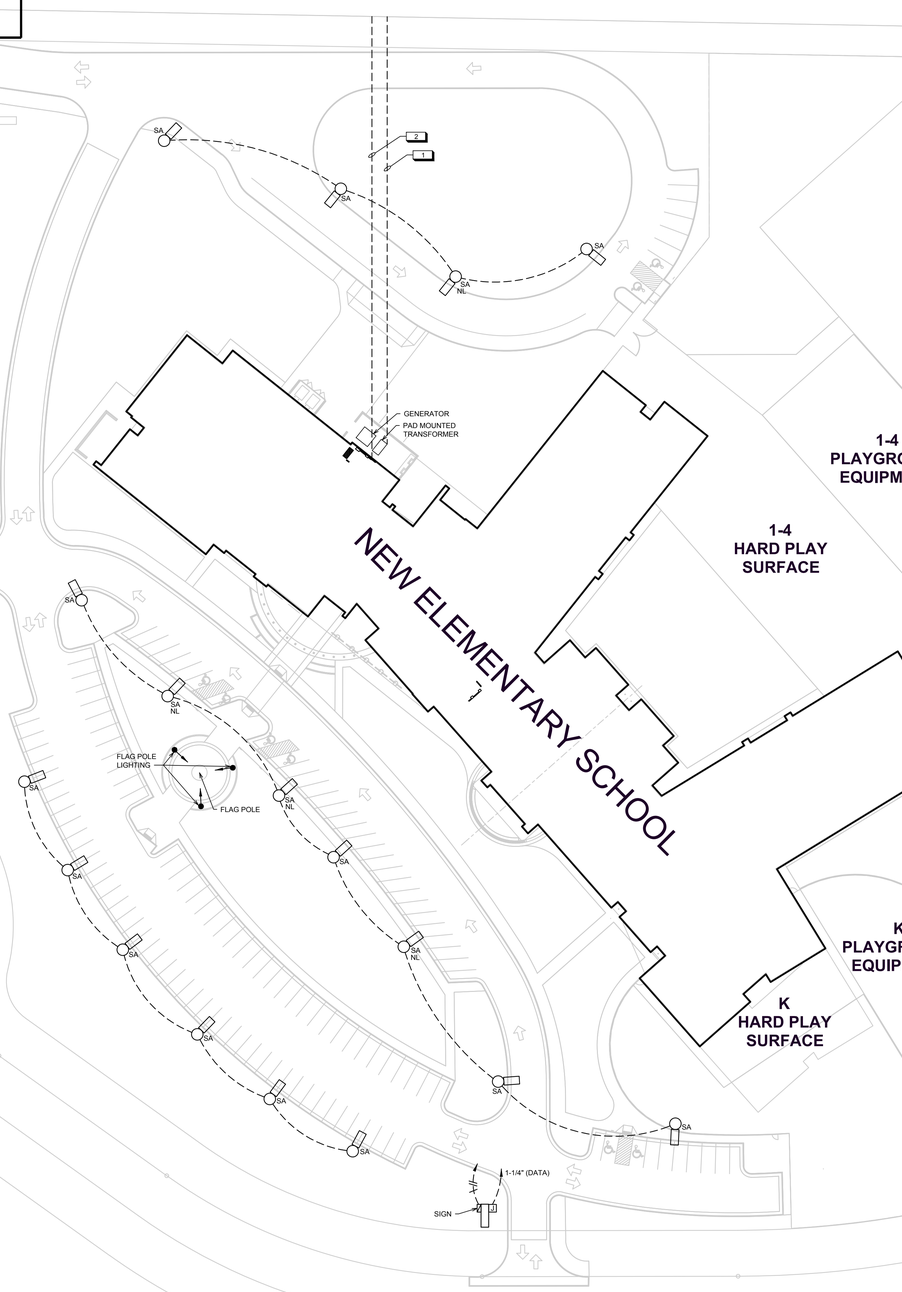
C TRANSFORMER PAD DETAIL

SCALE: NO SCALE (1500-2500 KVA)



B POLE BASE DETAIL - FIXTURE SA

SCALE: N.T.S.



A ELECTRICAL SITE PLAN

0 20' 40' 80'

SCALE: 1/40" = 1'-0"

NORTH

NOTE: CONDUIT INSTALLATION FOR EXTERIOR LIGHT POLES ARE INSTALLED IN CIVIL PACKAGE. WIRING AND POLES G.C. BUILDING PACKAGE.

NOTES:

1. ALL CONDUCTORS SHALL BE #6 THHN (MIN.) UNLESS NOTED OTHERWISE AND ALL CONDUITS SHALL BE MINIMUM 1-1/4" SCHEDULE 40 PVC (MIN. 30" BELOW GRADE).
2. PO/PO = PHOTO-ON / PHOTO-OFF
   PO/TO = PHOTO-ON / TIME-OFF
   VERIFY TIME SCHEDULE WITH OWNER.
3. VERIFY EXACT LOCATIONS WITH CIVIL DRAWINGS PRIOR TO LOCATING.

SCALE: 4" = 1'-0" | 2" = 1'-0" | 1" = 1'-0" | 6" = 1'-0" | 3" = 1'-0" | 1 1/2" = 1'-0" | 1" = 1'-0" | 3/4" = 1'-0" | 1/2" = 1'-0" | 3/8" = 1'-0" | 1/4" = 1'-0" | 1/8" = 1'-0" | 1/16" = 1'-0"

DATE:
PROJECT STATUS
12.20.2024

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p: 316.634.1111

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USD 262 Elementary School

Valley Center, KS

E1.0

SITE LIGHT FIXTURE SCHEDULE

ICE - VALLEY CENTER ELEMENTARY

FIXT LTR	MANUFACTURER	CATALOG NUMBER	LED LUMENS	LED WATTS	FIXT. VOLT.	FINISH	MOUNTING	REMARKS
SA	MC GRAW EDISON	GLEON-AF-04-LED-E1-T4W-XX	24,710	230	277	(2)	POLE	SINGLE HEAD

Construction
- Extruded aluminum driver enclosure
- Heavy-wall, die-cast aluminum end caps
- Die-cast aluminum heat sinks
- Patent pending interlocking housing and heat sink

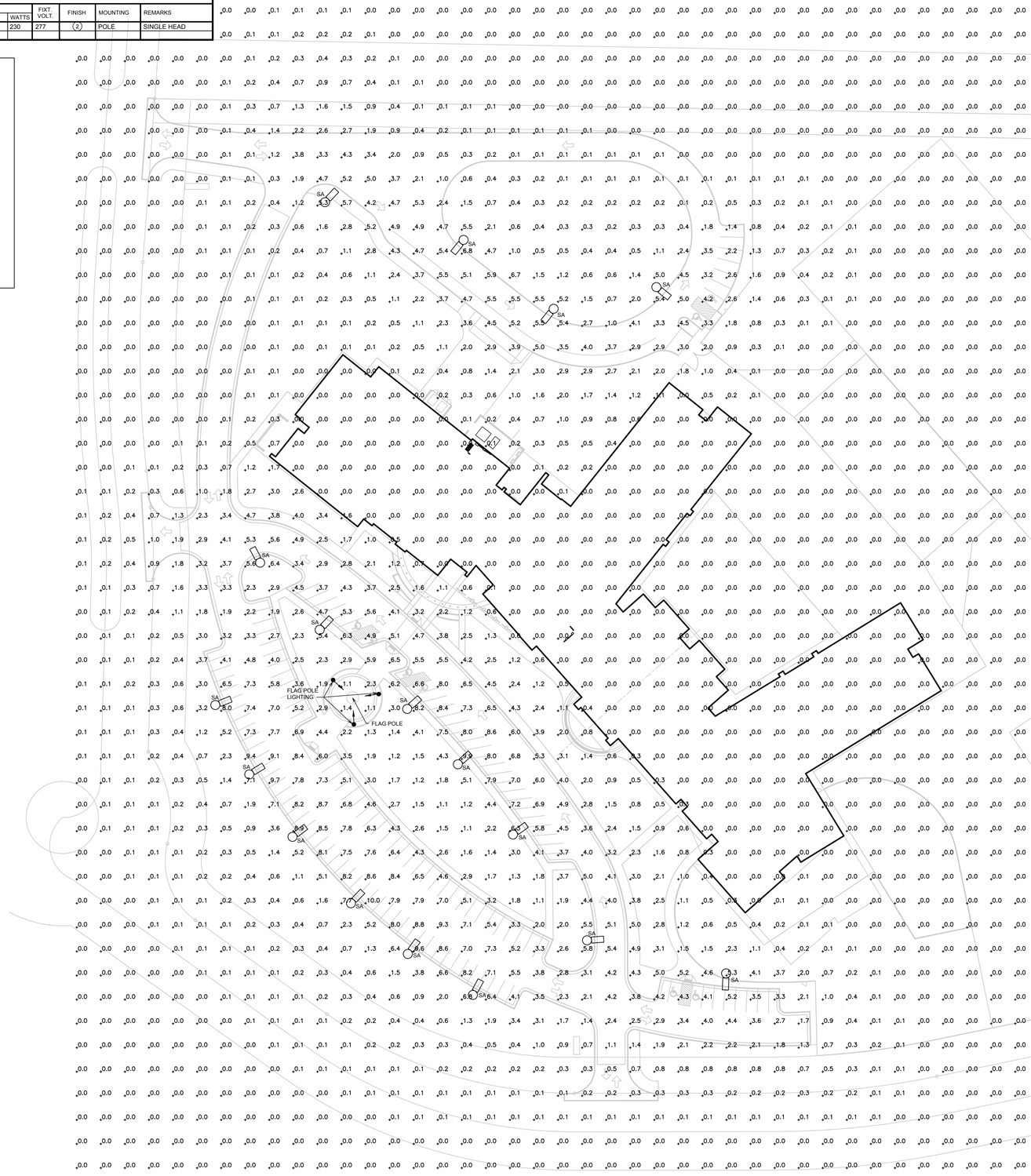
Optics
- Patented, high-efficiency injection-molded AccuLED Optics technology
- 16 optical distributions
- 3 shielding options including HSS, GRS and PFS
- IDA Certified (3000K CCT and warmer only)

Electrical
- LED drivers are mounted to removable tray assembly for ease of maintenance
- Standard with 0-10V dimming
- Standard with Cooper Lighting Solutions proprietary circuit module designed to withstand 10kV of transient line surge
- Suitable for operation in -40°C to 40°C ambient environments. Optional 50°C high ambient (HA) configuration.

Mounting
- Standard extruded arm includes internal bolt guides and round pole adapter
- Extended arms (EA and QMEA) may be required in 90° or 120° pole mount configurations, see arm mounting requirements table
- Mast arm (MA) factory installed
- Wall mount (WM) option available
- Quick mount arm (QM and QMEA) includes pole adapter and factory installed fixture mount for fast installation to square or round poles

Finish
- Super housing durable TGIC polyester powder coat paint, 2.5 mil nominal thickness
- Heat sink is powder coated black
- RAL and custom color matches available
- Coastal Construction (CC) option available

Warranty
- Five year limited warranty, consult website for details. www.cooperlighting.com/legal



A ELECTRICAL SITE PLAN - PBP

0 20' 40' 80'

SCALE: 1/40" = 1'-0"

NORTH

SCALE: 6" = 1'-0"
SCALE: 3" = 1'-0"
SCALE: 1 1/2" = 1'-0"
SCALE: 1" = 1'-0"
SCALE: 3/4" = 1'-0"
SCALE: 1/2" = 1'-0"
SCALE: 3/8" = 1'-0"
SCALE: 1/4" = 1'-0"
SCALE: 1/8" = 1'-0"
SCALE: 1/16" = 1'-0"

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12.20.2024

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USD 262 Elementary School

Valley Center, KS

E1.0 PBP

Date: January 28th, 2025

Zoning Regulations: Proposed exemption of property from the Downtown Overlay District.

Mike and Tammy Miller submitted a request to exempt their property located at 321 W 1st from the Downtown Overlay District.

Their letter is attached to this report.

The Downtown Overlay District is generally from the railroad tracks on the west to Colby Ave on the east and from 1st St. on the north to Allen St on the south. There is currently one exemption listed in the zoning regulations for 100 S Meridian (Eden's Auto Sales). There are a couple of businesses in the Downtown Overlay that do not meet the permitted uses, however they were grandfathered into the Zoning Regulations.

Our 2025-2035 Comprehensive Plan recommends that we expand our Downtown Overlay District to include more area in the core of Valley Center to preserve and maintain the esthetic and use.

Staff Recommendation: Staff do not recommend that the Planning and Zoning Board approve the exemption as our Comprehensive Plan that is up for adoption specifically outlines a goal to expand our Downtown Overlay District. Exempting property from the District could allow development or uses that are not desirable in the District.

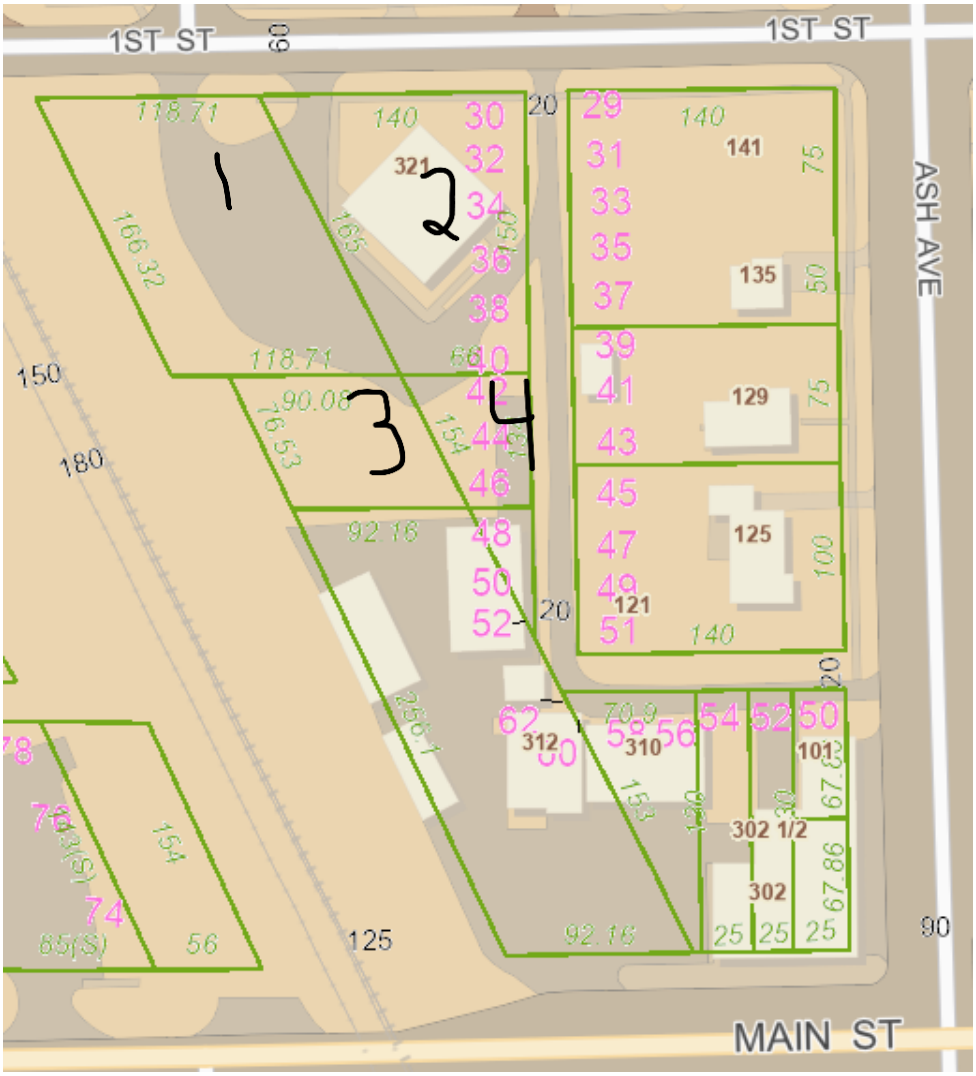
Dear Planning and Zoning Board,

I hope this letter finds you well. We are writing to formally request an exception to the zoning regulations 17.04.14 D-O Downtown Neighborhood Overlay District for the property located at 321 W 1st (old library) and its adjacent lots.

We purchased the library several years ago with the original intention of making it into our primary residence. Over the years our vision for the building and land has changed. We attempted to have it zoned for storage, but during that process found out the property falls into this zoning district and storage is prohibited even though there is a storage business directly South of the property located at 310 W Main St.

Through communication with Director Fiedler, we have decided to pursue a formal request from the Planning and Zoning Board to exclude the property from the DO District.

The four lots requested to be excluded are pictured below.



Thank you for your consideration,

Mike and Tammy Miller

Date: January 28th, 2025

Comprehensive Plan: Adoption of the 2025-2035 Comprehensive Plan.

After multiple revisions a final draft of the Comprehensive Plan is included with the packet. Generally, from the draft that was provided from January 1st, 2025, this version has mainly had changes to capitalization and punctuation, changing street names to local names. The substantive changes include many updates to the Future Land Use Maps, specifying Valley Center's Site Plan Review Committee, ensuring that goals in chapter 10 match those in the respective prior chapters. I will review all substantive changes during the Planning and Zoning meeting.

There are still some changes that I would recommend after looking over this "final draft." On page 3-18 the employment table shows there are zero persons employed by the Military. The Future Land Use Maps on page 6-18 through 6-23 might have some minor revisions as well, I will have updated copies of those for you at the Planning and Zoning Meeting. There are two banks located in the downtown district, the plan should reflect that in the "historic downtown" section on page 6-28.

Staff Recommendation: Staff recommend that the Planning and Zoning Board adopt the 2025-2035 Comprehensive Plan by resolution and send their recommendation to the City Council for consideration of approval.

RESOLUTION NO. 01282025

A RESOLUTION ADOPTING THE 2025-2035 COMPREHENSIVE PLAN FOR THE CITY OF VALLEY CENTER, KANSAS.

NOW THEREFORE, BE IT RESOLVED, by the Planning and Zoning Board of Valley Center, Kansas, pursuant to K.S.A., Section 12-747, the Comprehensive Plan of the City of Valley Center, Kansas, is hereby approved and recommended to the City Council for approval.

PASSED AND APPROVED by the Planning and Zoning Board of the City of Valley Center, Kansas, this 28th day of January 2025.

_____
Gary Janzen, Chair

ATTEST:

_____
Kyle Fiedler, Recording Secretary

Valley Center Comprehensive Plan

2025–2035

DRAFT
January 24, 2025

Valley Center Comprehensive Plan 2025–2035

adopted by the

Valley Center Planning and Zoning Board

on January 28, 2025

approved by the

Valley Center Governing Body

on February 4, 2025

technical assistance by

and

Valley Center City Staff

OFFICIAL COMPREHENSIVE PLAN APPROVAL

This document, entitled
Valley Center Comprehensive Plan 2025-2035
is an official Plan of the City of Valley Center, Kansas, for the Planning Period 2025–2035.
The Planning Area comprises the City of Valley Center plus a certain surrounding area
in Sedgwick County, Kansas.

In accordance with K.S.A. 12-747, an officially advertised public hearing was held on January 28, 2025,
and this document was adopted by Resolution _____ of the Valley Center Planning and Zoning Board
on January 28, 2025.

A certified copy of the Comprehensive Plan,
together with a copy of the adoption Resolution and a summary of the hearing,
were then submitted to the Valley Center Governing Body.

ATTEST

/s/_____

Gary Janzen
Chairperson, Valley Center Planning and Zoning Board

/s/_____

Kyle Fiedler
Recording Secretary, Valley Center Planning and Zoning Board

This document, entitled *Valley Center Comprehensive Plan 2025-2035*
was **APPROVED** by the Valley Center Governing Body on February 4, 2025 by Ordinance _____,
which was published on _____, 2025 in *The Ark Valley-News*.

ATTEST

/s/_____

James E. Truman, Mayor

/s/_____

Kristi Carrithers, City Clerk

Acknowledgments

This Comprehensive Plan was prepared under the supervision
and with the aid of the Valley Center Planning and Zoning Board and City staff, with technical assistance by planning consultants
Foster Design Associates LLC of Wichita, and with the invaluable help of community volunteers on the Steering Committee.

VALLEY CENTER GOVERNING BODY

James E. Truman, Mayor

Ben Anderson	Gina Gregory
Clint Bass	Dale Kerstetter
Ronald Colbert	Matt Stamm
Chris Evans	Robert Wilson

VALLEY CENTER PLANNING & ZONING BOARD

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Paul Spranger, Vice Chair
Amy Bradley
Steve Conway
Scot Phillips
Rick Shellenbarger
Dalton Wilson

Kyle Fiedler & Brittney Ortega, Recording Secretaries

PLANNING CONSULTANTS

David W. Foster, PLA, ASLA, APA
Debra Foster, M.Arch.
Foster Design Associates LLC
Landscape Architecture & Planning, Wichita, Kansas

COMPREHENSIVE PLAN STEERING COMMITTEE

Ronald Colbert, City Council
Paul Spranger, Planning and Zoning Board
Dalton Wilson, Planning and Zoning Board
Tim Hoffman, Economic Development Board
Ray Ortega, Public Properties and Outdoor Spaces Board
Allison Clubb, business community representative
Michael Miller, community representative
Andy Quandt, community representative
Jason Reffner, community representative
Tawny Vo, community representative

VALLEY CENTER CITY STAFF

Brent Clark, City Administrator
Kyle Fiedler, Community Development Director
Ryan Schrack, previous Community Development Director
Kristi Carrithers, City Clerk
Neal Owings, Parks & Public Buildings Director
Clint Miller, Finance Director
Rodney Eggleston, Director of Public Works
Lloyd Newman, Public Safety Director / Chief of Police

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CHAPTER 1. Planning— Process, Parameters, & Principles

There are many good reasons to have a comprehensive plan. If a city wants to have subdivision regulations, State statutes require that a comprehensive plan be adopted first. The land use component of a plan ensures efficient, balanced, and compatible land development, and provides a legal foundation for the judicial review of zoning cases. A plan is often a prerequisite for grant applications, to win outside funding for city projects.

But the most important purpose of a comprehensive plan is this: **it is a leadership tool, intended to guide public policy decisions in directions that will accomplish long-term community planning goals.**

This document provides a foundation of background data, including an overview of City facilities and systems. It offers a review of regulatory tools and other resources available to support this Comprehensive Plan's implementation. But the core of this Plan is the ***community goals***, which incorporate fundamental planning principles, express Valley Center's community values, and provide both current and future City leaders with a vision of Valley Center's future that should inform and help shape their policy-making decisions.

Planning Process

By State statute, a city's planning commission is responsible for preparing, adopting and maintaining the city's comprehensive plan. When a plan is completed to the satisfaction of the planning commission members, they must hold a **public hearing**, and formally **adopt** the plan by resolution. They then send the plan to the governing body, with a recommendation that the governing body **approve** the plan by ordinance.

When this Plan is adopted and approved, it will become the official Comprehensive Plan for Valley Center, Kansas, and its Planning Area, for the Planning Period from 2025 through 2035. It will replace any previous Comprehensive Plans prepared for the City of Valley Center.

Valley Center's planning commission is known as the **Planning and Zoning Board**.

After this Comprehensive Plan is approved, Planning and Zoning Board members, the Mayor and City Council members, and City staff are responsible for understanding the approved Plan in detail, and for determining the best methods to implement policies and procedures to achieve the community goals expressed in the Comprehensive Plan.

PUBLIC INPUT

As part of this planning process, **public meetings** were held, which provided a forum for members of the community to express their ideas and comment on the proposed Plan. A **Steering Committee** of community stakeholders provided input throughout the planning process, and the Planning and Zoning Board held discussions of planning goals.

In addition, a **Community Questionnaire** was conducted in October of 2024. It was available on the web to respondents from both inside and outside the City Limits, from October 15th through the 23rd. A total of **653 responses** were received from Valley Center community members.

The table on the following page shows some of the characteristics of the people who completed the Questionnaire. Note, every person did not necessarily answer every single question, so sometimes the total answers to a particular question don't add up to the total number of Questionnaires returned.

Community Questionnaire Respondents			
GENDER	**Male**	154	23.6%
	Female	396	60.6%
	Did not answer	103	15.8%
AGE	**Under 19 years old**	1	0.2%
	19 to 29 years old	46	7.0%
	30 to 45 years old	348	53.3%
	46 to 65 years old	196	30.0%
	66 to 75 years old	31	4.7%
	Over 75 years old	6	0.9%
	Did not answer	25	3.8%
WHERE DO YOU LIVE?	**Inside City**	478	73.2%
	Outside City, in another nearby City	85	13.0%
	Outside City, in nearby rural area	90	13.8%
HOW LONG HAVE YOU LIVED IN OR NEAR VALLEY CENTER?	**Less than 5 years**	106	16.2%
	5 to 10 years	153	23.4%
	More than 10 years	394	60.3%

This is a fairly typical response profile for such surveys—more women than men completed the Questionnaire, and fewer young people expressed an opinion. Responses from those inside the City Limits and those outside are well balanced to provide both perspectives on community issues.

Valley Center is a dynamic community, with a good balance of new residents moving in, and people who have lived here for decades.

Periodically in this document, references will be made to the results of the Community Questionnaire.

Plan Parameters

This Comprehensive Plan addresses planning issues within a specific span of time (the *Planning Period*), and within a specific geographic area (the *Planning Area*).

PLANNING PERIOD

The Planning Period for this Plan is the ten-year time span from its adoption in early 2025 through 2035. For a community which is changing as rapidly as Valley Center, ten years or so is the practical limit for useful forecasting of local needs and resources.

PLANNING AREA

The designation of a Planning Area recognizes that the City's activities both affect and are affected by the surrounding region. Delineating a Planning Area **does not create a regulatory boundary** as such, but instead identifies an area which has an influence on the planning and development of the City, and which therefore should be studied as part of what a State statute refers to as the "total community of which the City is a part".

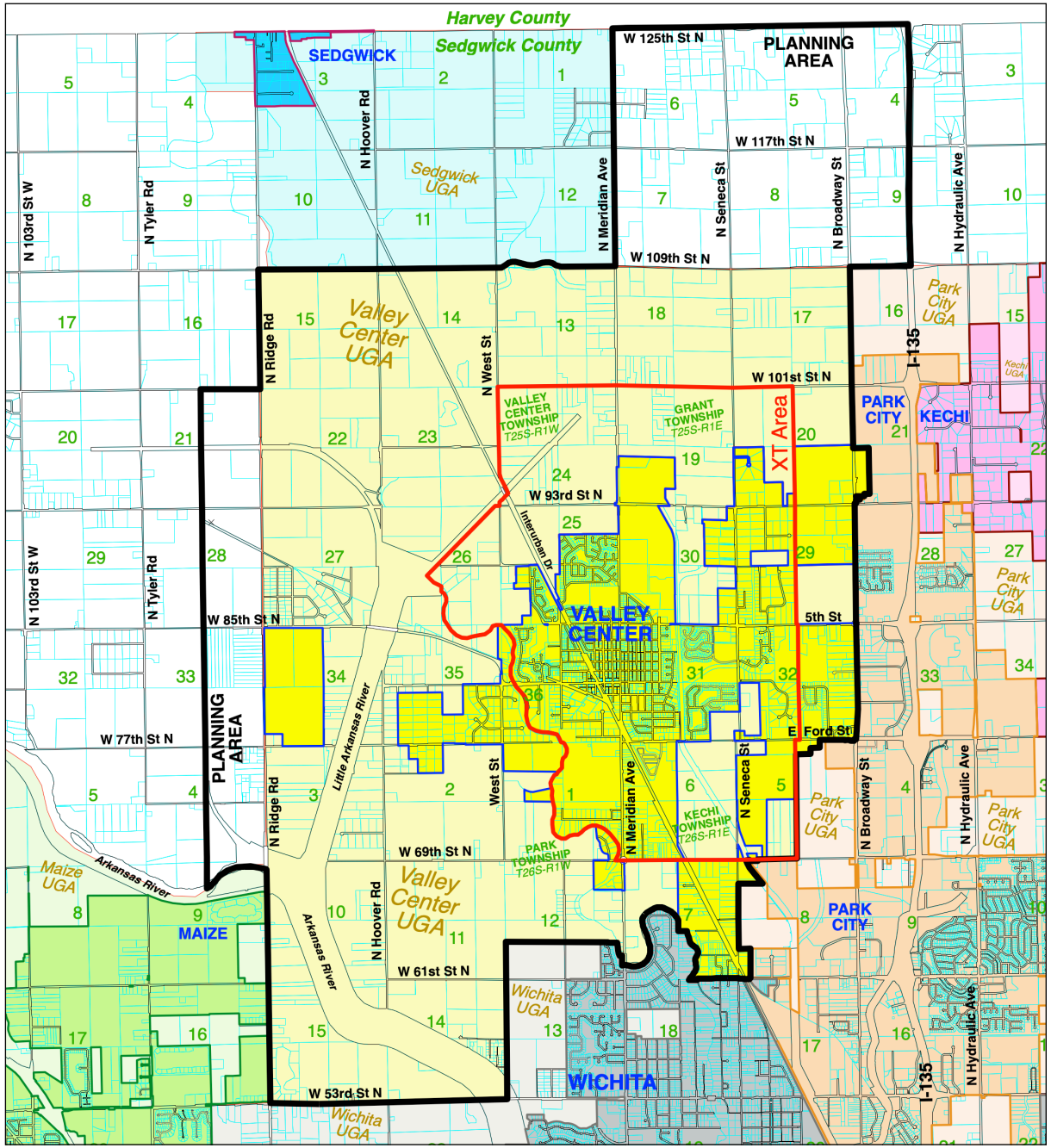
The only effect that a Planning Area has on regulations is indirect. By statute, any **extraterritorial jurisdiction** for subdivision regulations or zoning regulations around a city **cannot exceed its delineated Planning Area**—nor extend more than three miles from the City Limits, nor extend more than one half the distance to another city, nor extend into another county. So a Planning Area should always extend at least far enough to encompass any likely extraterritorial jurisdiction that the City might choose to pursue at any time within the Planning Period.

As defined for this Plan and shown in the adjacent diagram, the Valley Center Planning Area covers a little over 37 square miles, within Valley Center Township (T25S, R1W), Grant Township (T25S, R1E), Park Township (T26S, R1W), and Kechi Township (T26S, R1E), all in Sedgwick County, Kansas. The Planning Area extends a maximum of nine miles north-to-south and six miles east-to-west.

The Comprehensive Plan for the Wichita/ Sedgwick County Metropolitan Area includes a map of Urban Growth Areas (UGAs). The UGA Map shows anticipated growth patterns for all the cities in the County, serving as a reasonable indication as to where the future efficient extension of **public municipal services** and **City Limits** could occur by the year **2035.**

Valley Center's **Urban Growth Area** was expanded in 2020, on approval by the Metropolitan Area Planning Commission and the Sedgwick County Board of County Commissioners. (See Ordinance 1347-20.)

Valley Center's Planning Area encompasses all of Valley Center's Urban Growth Area, and does not encroach on any other city's UGA. It also encompasses all of the City's Extraterritorial Jurisdiction as currently defined in Valley Center's Subdivision Regulations.



Planning Principles

Good planning is a way to correct the mistakes of the past, preserve the best of the present, and deal with the challenges of the future. Effective planning should be farsighted, realistic in terms of existing resources and potential capabilities, and adaptable to changing community needs and opportunities.

Three fundamental guiding principles provide a framework to support and guide all such planning decisions—**quality of life**, **community health**, and **sustainability**. In addition, planners must always be aware of fundamental **demographic trends**.

Quality of Life

Every city competing for economic advantage understands that good public infrastructure, a trained labor force, reasonable taxes, and available land are all necessary to attract economic activity—so most viable competitors already have those assets in place. According to the American Economic Development Commission, **it is quality of life that makes a community a *successful* economic competitor.**

In this highly mobile era, an excellent quality of life is essential both for retaining current residents, and for attracting new residents and new businesses to a community. But what does "quality of life" actually mean? And how do planning decisions affect this nebulous but essential community characteristic?

Definitions of the term "quality of life" vary by perspective and incorporate a wide variety of factors, including housing, neighborhood, schools, physical and mental health, family life, safety and security, the built environment, education, leisure time, recreational options, culture, values, social belonging, spirituality, employment, job satisfaction, and financial security—among others. In short, "quality of life" is a highly subjective way of describing the overall happiness and well-being of a person or a community.

The fact that quality of life is subjective and difficult to measure makes it no less important. Even without a precise definition, most people readily recognize the importance of the idea, and have a strong opinion about whether their personal quality of life is good or not.

Planning decisions affect housing, the local economy, transportation, safety, parks, health, and many other factors, which in turn profoundly affect the community's long-term quality of life. Maintaining and enhancing Valley Center's quality of life should be a primary focus of the community's planning goals. Investments in quality of life should be regarded as investments in Valley Center's future.

Community Questionnaire When asked which things contributed to their quality of life in Valley Center, participants in the Questionnaire placed the greatest emphasis on **school activities and events, parks and recreational opportunities**, **walkable neighborhoods**, and **community celebrations**.

Community Health

One of the most important factors in quality of life is health. Public planning policies and decisions impact both personal and community health.

In the last few generations, unintended consequences of planning decisions have had a dire effect on American health. Starting in the 1950s, the availability of cars and the development of interstate highways seemed to offer people the benefits of cheap land out in the country, privacy from close neighbors, wide open spaces, and personally controlled transportation. However, unintended side effects include suburban sprawl, social isolation, long commutes and their associated air pollution, and car-dependence—which are now considered major contributing factors to the current obesity epidemic in America.

In 1950, approximately 10% of American adults were obese, with a body mass index (BMI) equal to or greater than 30. By 2015, that number was four times higher. According to a 2016 report from the CDC, nearly two thirds (66.0%) of Kansas adults were either overweight or obese, with a BMI of 25 or above.

Obesity is not simply a harmless expression of human diversity. It is a significant public and personal health problem, related to a number of serious chronic diseases—including diabetes, arthritis, hypertension, heart disease, and a variety of cancers.

Building physical activity back into people's daily routines is one of the best ways to combat obesity, and all its associated health risks. Levels of activity are strongly influenced by the design of the neighborhoods in which people live, work, learn, and play.

Planning policies and decisions shape our neighborhoods and our community, and should always be made with an eye toward crafting **places that encourage physical activity, nurture social connections, and promote good health**—not just for children, but for all ages.

Aim to increase opportunities for residents to engage in healthy lifestyle options. Possibilities include:

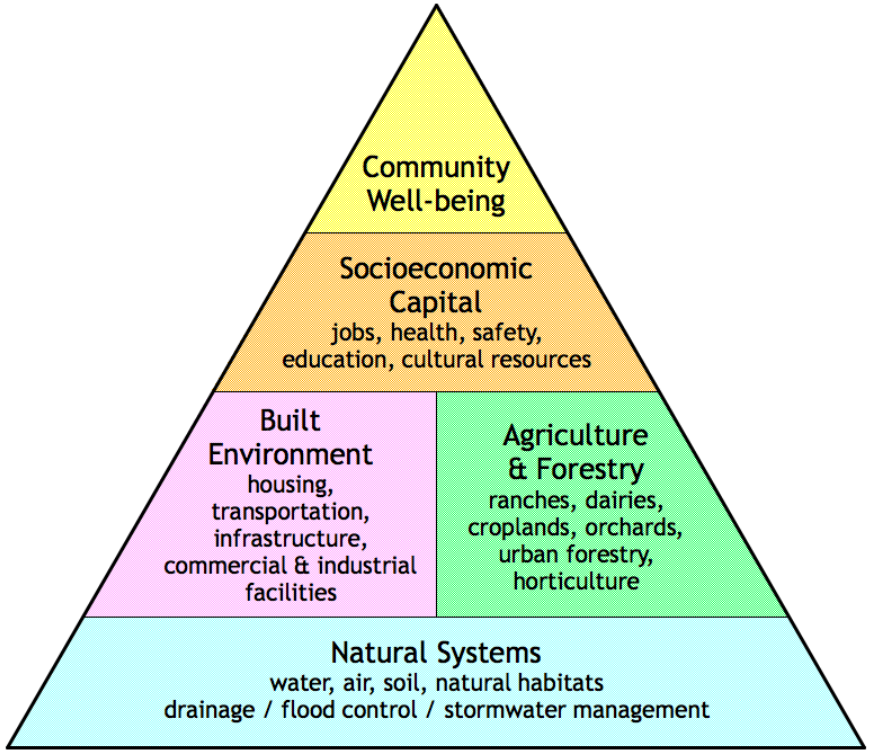
- Provide options for **walking and biking**, by supporting a community-wide network of well-maintained sidewalks, and bicycle paths, lanes, and routes. Connect residential neighborhoods with workplaces, schools, retail, parks, and other destinations.
- Design new developments to **maximize connectivity and walkability**, and pursue options to connect existing platted but not yet developed neighborhoods. In general, encourage traditional gridiron street networks, and discourage disconnected and car-dependent cul-de-sac development. Any cul-de-sacs that are developed should retain a pedestrian right-of-way or easement that connects to other cul-de-sacs or the street grid.
- **Continue to activate downtown as a walkable destination**, with shared on-street public parking, good lighting, bike racks, public art, street trees, and creative signage. Strive for a balance of workplaces, restaurants, services and retail.
- **Develop public gathering spaces** flexible enough to support community events and celebrations, which strengthen community ties.
- Develop park facilities that offer **opportunities for on-demand exercise**, such as dog parks or outdoor exercise zones, which encourage frequent use and enhance social connections.

Resources

- Urban Land Institute — *Building Healthy Places Toolkit*
- *Healthy Places By Design*
- National Association of County and City Health Officials — *Healthy Community Design*
- American Public Health Association — *Healthy Community Design*

Sustainability

Sustainable development is defined as development that meets a community's present needs—environmental, social and economic—without compromising the ability of future generations to meet their own needs. Development that is *not* sustainable forecloses a community's future.



This diagram shows some of the key elements of sustainable planning, with each layer providing a foundation for the layers above.

Environmental sustainability for a community starts with leadership decisions that preserve clean air and water, protect the soil that supports agriculture, safeguard natural habitats and wildlife to maintain ecological diversity, and manage stormwater runoff to control flooding.

Social sustainability requires leadership decisions that recognize the relationship between planning and quality of life. Everyday choices made by Planning and Zoning Board and City Council members accumulate over time to have a profound affect on how the people of Valley Center can live their lives.

A community that is socially sustainable has high-quality **housing** options at a range of price points, a variety of types of **neighborhoods** (including ones that are **walkable)**, and a **transportation** system that serves everyone (including people who don't drive). It has an **education** system that prepares the community's young people for a responsible and successful future, and access to a **health care system** that meets the needs of residents of all ages. It provides opportunities for people to **celebrate and enjoy life** in Valley Center.

Economic sustainability is also essential, supporting social and environmental resources which in turn support the local economy. Cooperative **economic development** efforts, both public and private, contribute to economic success.

- Continued cooperation between the City and County in the pursuit of local **economic development** will be instrumental in sustaining the area's economic success.

  Over the ten-year span of this *Plan*, a sustainable supply of reasonably low-cost **energy** and high-speed, high-capacity **communications infrastructure** will become more and more important for economic success.

Demographic Trends

Certain nationwide demographic trends have significant impacts on a host of planning decisions. Over the course of this Plan's ten-year Planning Period, expect the population to become **older**, to live in **smaller households** or **multi-generation households**, and to have continually **rising expectations for community amenities**.

American family and **household sizes have been trending smaller** for decades. A growing majority of U.S. households have only one or two people. Young adults often postpone marriage and child-bearing. More and more people choose to remain single their whole lives. Many find themselves single as a result of divorce.

The exception to the shift toward smaller households is the increasing number of **multi-generation family households**, often supported by an **accessory dwelling unit** on the same lot as a single-family home. Common historically, the percentage of multi-generation households in the U.S. started to decline in the 1950s, bottomed out in the 1980s, and has since—driven by both social trends and economic pressure—continued to rise.

People are living longer. Healthy seniors are likely to live **long active lives after traditional retirement age**, and want access to flexible employment opportunities, and to services that will help them **age in place** close to family and friends.

More and more people, of all age groups, want to live in **walkable neighborhoods**, which have good sidewalks and a good bike network, and options for living, working, learning, and playing all within a 15 to 30-minute walk of home.

Together, these trends signal a need for:

- **Walkable neighborhoods near a vibrant downtown core**
- **Down-sized housing options**
- **Accessible, low-maintenance housing options**
- **Housing options designed for multiple independent adults in one household, including accessory dwelling units (ADUs)**
- **Opportunities for part-time and flex-time employment**
- **Excellent internet service**
- **Access to good local health care services**
- **Transportation options that don't require driving**

More detailed demographic information on Valley Center is provided in Chapter 3 of this Plan.

CHAPTER 2. History & Environment

Planning decisions are built on a foundation of both local history and environmental context. In this chapter, a general picture of Valley Center's historical development is presented, as well as information on its geography, climate, soils, topography and drainage, floodplains, and community woodlands.

History

In 1803, the United States bought most of what is now Kansas from France, through the Louisiana Purchase. Kansas became a U.S. Territory in 1854, and the 34th state in 1861.

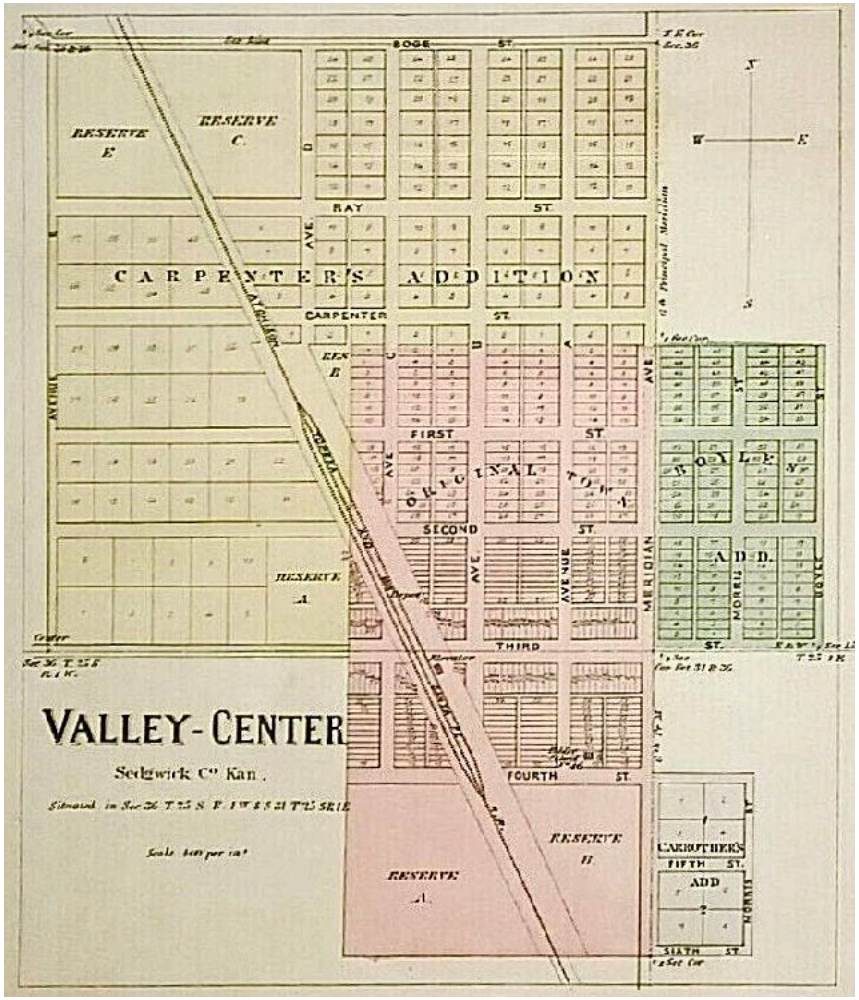
A land survey team In the early 1850s followed the 40th parallel (which marks the north edge of Kansas) west from the Missouri River until they reached the 6th principle meridian going north and south. Meridian Street in Valley Center follows that line. Such early surveying efforts enabled organized land settlement on the Great Plains.

After the Civil War ended in 1865, the U.S. Army was available to drive Native Americans out of the Great Plains, and railroads were extended rapidly into the American west. Settlers then arrived in numbers.

Up until the 1870s, Valley Center was just a piece of prairie near the Little Arkansas River, that Texas cattle herds passed over on their way to the Abilene railyards, and occasional travelers rode through on their way between Newton and Wichita.

Then in 1871, the Wichita and Southwestern Rail Road built a rail line running from Wichita to Newton. The Wichita and Southwestern Rail Road was operated by the Atchison, Topeka & Santa Fe Railway, which eventually bought the line.

John T. Carpenter was a prosperous businessman who farmed west of what would become Valley Center. When a railroad was planned, he purchased half of a section of land along the proposed right of way, under his brother's name. By early 1872, the original City of Valley Center was platted on that 320-acre parcel. About 275 lots for businesses and residences were laid out on 40-acres, while another 40 acres were reserved for future development.



1887 Plat Map of Valley Center, Kansas

However, ambitions exceeded reality, and in 1872 the only building on the Valley Center town site was a small railroad tool shed. There was a post office in the area, but it was located on the O.G. Jacobs homestead a couple of miles north of the proposed town. The City of Valley Center was not officially incorporated until 1885, when it had a population of 73 people.

Schools Education was important to those early settlers, and schools were supported even by the tiny population the community had at the time. A small house was relocated to the town site in 1873, to serve as Valley Center's first school building. A new wood frame school was built in 1876, and by 1885 the community had constructed a brick schoolhouse, which served students until 1903. Built to replace the brick schoolhouse in 1904, another wood frame schoolhouse lasted only 12 years, before burning down in 1916.

Then in 1917 a brick school building was constructed to serve both elementary and high school students. It had a library, an auditorium, a gymnasium, and best of all—indoor toilets. Eventually it proved too small to handle the increasing number of students as Valley Center grew, so two or three one-room rural school buildings were relocated onto the school grounds to help.

Valley Center School, later known as Park School, built in 1917

The post-World War II baby boom proved more than the old buildings could manage. In 1953, Abilene Elementary School was built at 500 North Abilene. In 1959, Valley Center High School opened at 757 North Meridian. In 1960, West Elementary opened at 501 North West Street.

A 1965 State statute required consolidated school districts, and Valley Center Unified School District 262 was established. This increased the student body even more. In 1968, a new High School was opened at 800 North Meridian, and the old High School became the Junior High. In 1992, Wheatland Elementary opened at 800 Meadow Road, to serve 4th and 5th graders. In 1997, a bond issue to modernize the school facilities was passed by school district voters.

Valley Center USD 262 now serves students from Valley Center, Park City, Kechi, and Wichita. The system currently has three elementary schools, an intermediate school, a middle school, a high school, and an alternative school.

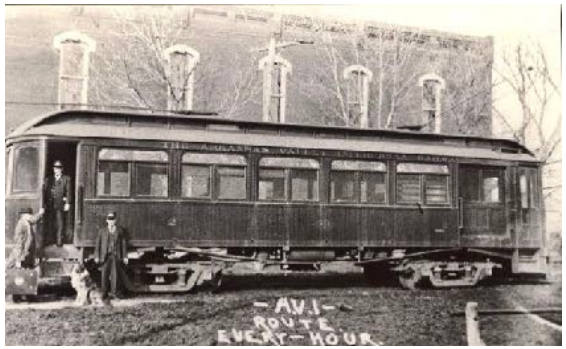
Women Electeds Apparently as a joke, someone put the names of several women on the 1917 City election ballot in Valley Center. Bearing in mind that American women did not yet have the right to vote, imagine the surprise when the women won!

Avis Francis was elected mayor, and at least nine other women were elected or appointed to City office. In considerable contrast to previous standards of local governing, the women went to work and helped clean up the town, enacting laws to improve the lives of everyday citizens. Nevertheless, the following election returned local political power entirely to men.

Rail Service A railroad right of way cuts through Valley Center, running southeast to northwest. It currently hosts one set of BNSF Railway tracks, but it once had three tracks within it. One served the BNSF, while a second served the St. Louis–San Francisco Railway, known as the Frisco. The third set of tracks served the Arkansas Valley Interurban Railway.

The Union Station depot, originally located south of today's grain elevator, was used for passenger, mail and freight service by both BNSF and the Frisco. The Frisco tracks, which curved to the west and eventually terminated in Ellsworth, were abandoned in the 1980s.

The Interurban For nearly 30 years, Valley Center had an excellent public transit system. Starting in 1910, the Arkansas Valley Interurban Railway (AVI) provided passenger and freight rail service connecting Valley Center residents with Wichita, Newton, Hutchinson, Sedgwick, and other towns. Passengers paid 25 cents per trip, boarding the electrically operated rail cars at the Main Street station in Valley Center, or at other conveniently located stops in the area.



AVI passenger car

The advent of motor vehicles and improved roads meant the end of public transit. The AVI discontinued passenger service in 1938 and freight operations in 1942. The rails were removed and used as scrap metal. All that remains is a street named after the Interurban Railway which once occupied its right of way.

Oil Boom An oil boom started in 1928 in the Valley Center area, when a well on the Wright property south of town came in and began pumping over 1,800 barrels of crude a day. Soon, oil derricks over 100 feet tall were scattered across the landscape. The boom filled the town with new oil workers and service workers who occupied every house and rental room, including a few converted garages and chicken coops. The Valley Center economy flourished, cushioning locals from the worst effects of the Great Depression, which began in 1929 and didn't end until World War II.

The oil boom in the Valley Center Field lasted from 1928 until the last successful well completion in 1948. During that period, there had been 139 producing wells in the Valley Center pool, with cumulative production at 22 million barrels by 1960. Now, only a few producing wells remain in the Valley Center Oil Field.

Oil derricks in Valley Center, c. 1930s

Flooding The Little Arkansas River on the west edge of the city, and Jester Creek to the northwest of town, were typically shallow, slow-flowing streams. However, heavy rainfall would quickly make them overflow their banks, sending swift, muddy waters flowing through Valley Center. Particularly severe floods occurred in 1877, 1904, 1916, 1923 and 1944.

It wasn't until 1960, when the Wichita-Valley Center Floodway was completed, that frequent flooding was finally diminished to a rare threat. Now renamed the M.S. Mitch Mitchell Floodway, this canal carries floodwaters around the entire Wichita metropolitan area, from Valley Center in the north to Haysville in the south.

Fires Hot dry summers, high winds, wooden buildings, and wood-burning stoves and fireplaces made fire a frequent threat throughout Valley Center's early history. In 1888, the Davies Hotel and Eby's Grocery burned down. Later, at various times, an overall and shirt factory, a furniture store, a shoe shop, the school and a confectionery burned in Valley Center's downtown. In 1936, the Farmer's Elevator and the newspaper burned, and in 1993, a fire destroyed Betty's Kountry Kitchen, Dopps Chiropractic, and the Masonic Building.

In 1885 the City of Valley Center adopted fire codes, and purchased buckets and ladders for citizens to use when a fire broke out. In 1915, the City bought its first two fire engines with 45-gallon tanks, and in 1917 decided to actually pay the first and second firefighter to respond to a fire with one of the engines.

In 1933, the State of Kansas sent a letter to the City suggesting that a Volunteer Fire Department be organized, and the City appointed its first Fire Chief. A Ford Fire Truck was purchased in 1946, and in 1953 a 500 gallon water tank and a Chevrolet Fire Engine were acquired. In 1956, a two-bay fire station was built at 117 North Park Avenue, which now serves as part of the Valley Center Recreation Commission facilities.

The City **Public Works** building at 521 West 2nd Street was originally constructed in 1970. In 2001, it became a storage facility for Public Works, when the Department moved into a new Public Works building at 545 West Clay Street.

Valley Center City Hall was built in 1985 at 121 South Meridian. An expansion of the facility was completed in 2006.

In 1989, the Valley Center **Public-Safety Building** was constructed, to house Police, Fire and EMS services. It has served the community well for 35 years, but is now starting to be out-grown.

The **Valley Center Cemetery** was established in 2004, on 15 acres of land at the north end of the city.

Valley Center continued to improve both equipment and training for its Firefighters. Their expertise was put to the test on the morning of July 17, 2007, when a massive explosion destroyed the Barton Solvents chemical plant in Valley Center, and forced a temporary evacuation of the city.

2007 Barton Solvents fire

In 2009, the new **Valley Center High School** opened, with a capacity of 1,200 students. The 246,000 square foot building includes a 1,000-seat auditorium, a 2,200-seat gymnasium, and a two-story commons area. Already outgrown, a 2024 bond issue will fund improvements to the High School, including more classrooms, a career and technical education addition, and better kitchen and serving areas. The same bond issue will fund a **new elementary school**, scheduled to open in 2026.

In the late 2010s and continuing into the 2020s, Valley Center entered a phase of rapid growth, including development of a number of new residential subdivisions such as Ridgefield, Harvest Place, Sunflower Valley, Ceterra, Prairie Lakes, Trail's End, and Arbor Valley.

Opened in 2018, the **Community Center** in Lions Park included a new **Library** and a **Senior Center**. The result of a planning and fundraising effort that spanned two decades, the $2 million facility is now a hub of the community.

In 2022 the City's **water tower** was renovated and repainted. The new graphics design won national recognition.

Construction began in 2023 on Valley Center's new $19.5 million **Recreation/Aquatic Center**. Phase 1 of the facility, which will open in early 2025, includes an indoor pool, locker rooms, sauna, running track, fitness and weights area, competition sized gym with portable bleachers, multipurpose rooms, child care center with outdoor play area, administrative offices, and a lobby. Phase 2 of the project will include an outdoor aquatic facility.

In 2024, construction began on **Phase 1 of the Meridian Avenue project**. Reaching from Main Street to 5th Street, the project included improvements to the storm sewer system, a new water main, new concrete curbs and gutters, a new concrete street surface, new sidewalks and new lighting. Completed in 2025, this half-mile section of Meridian now has two traffic lanes with protected parallel parking on each side, ornamental streetlights with decorative banners, broad sidewalks, and curb extensions with well-marked crosswalks. The City planted 80 street trees to replace the 55 trees that had to be removed.

Phase 2 of the Meridian Avenue project stretches a little over a mile from the railroad tracks south to 69th Street. With expected completion in 2025, the project will include a four-lane road with improved drainage, a new roundabout at the 69th and Meridian intersection, and a widened multi-use path on the west side of the road.

Major improvements to interstate I-135 between Wichita and Valley Center, currently nearing completion, have made the commute to and from Valley Center faster and easier, providing access to more job opportunities in Wichita and its northern suburbs.

//

Valley Center started as an agricultural hub, successful because of its access to the railroad. Then the discovery of oil in the early 20th century brought industrial development to the city. By the mid-20th century, Valley Center had developed a more diverse economy, with significant manufacturers like Cessna Aircraft and Coleman Company.

Today, Valley Center is a thriving community that offers residents small town living, with all the urban amenities of Wichita just a short drive away. It is home to many families and young professionals, with an extraordinary public school system, excellent parks, and a vibrant arts and culture scene.

Valley Center's exceptional schools and small-town lifestyle continue to attract people here. Many new business areas and residential neighborhoods have been and are being developed, always with an eye toward balancing the advantages of growth with the preservation of the rural ambience that makes Valley Center so attractive in the first place.

Historic Preservation

The National Register of Historic Places maintains the official list of America's historically significant buildings, districts, structures, sites, and objects. There are also State Registers in each state. They work to coordinate and support efforts to identify and evaluate historic and archeological resources that are worthy of preservation, and protect them.

In Kansas, the State Register of Historic Places is maintained in the *Kansas Historic Resources Inventory* database.

Using the
Kansas Historic Resources Inventory

Click on the "Search" tab,
type in "Valley Center" in the City field,
then click the Search button at the bottom.

A list of listed historic structures in Valley Center will pop up; clicking on any item in the list will produce a complete report on that particular building, including photographs and a link to its detailed Historic Register Nomination form.

Kansas statute K.S.A. 75-2724 provides protection for properties listed on either the National or State Historic Register, and their environs. In a city, environs are defined as anything within 500 feet of the boundary of a registered site; in unincorporated areas, environs are defined as anything within 1000 feet.

If the State Historic Preservation Officer finds that a development project would encroach upon, damage or destroy any State or National historic site or its environs, the project may not proceed, unless the local governing body determines "that there is no feasible and prudent alternative to the proposal and that the program includes all possible planning to minimize harm" to the historic site.

There is one property in Valley Center which, as of late 2024, is listed in both the National and State Historic Registers— **Dawson Farmstead**. Located at 9801 North Broadway, the Dawson Farmstead dates back to 1934, and includes the farmhouse and garage, the dairy hands' house, a gambrel roof barn, a gable roof barn, a cabin, a silo, and various outbuildings.

Dawson Farmstead — house, gambrel roof barn, & silo

Another building in Valley Center, at 200, 202 and 204 West Main, is listed in the Kansas Historic Resources Inventory under the name of **Central Apartments.** Built in 1920, it is noted as potentially eligible for listing.

Central Apartments at Main & Park

Properties built during the mid-1970s and earlier are now becoming old enough to be potentially eligible for listing. Valley Center should begin identifying and protecting its historic buildings, which help give the community character and a sense of place.

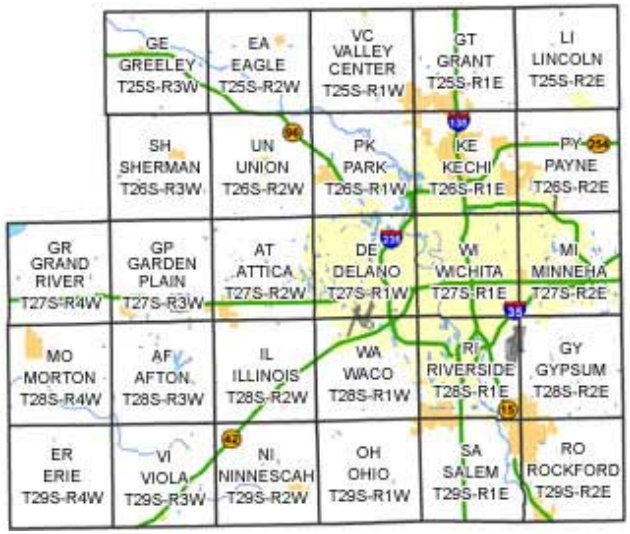
Geography

Land use patterns within a community are influenced by its location, and the natural resources, physical features, and regional destinations in its vicinity. Both natural and man-made features may positively support particular land uses, or they may restrict development possibilities and limit the directions available for urban growth.

Strive to establish development policies which maximize the advantages and minimize the disadvantages of a planning area's location and physical characteristics, guiding development that is both economically efficient and esthetically pleasing.

Location of Sedgwick County in the state of Kansas

Sedgwick County is in south central Kansas. The City of Valley Center is in the northeastern quadrant of Sedgwick County, in Valley Center, Grant, Park and Kechi Townships.



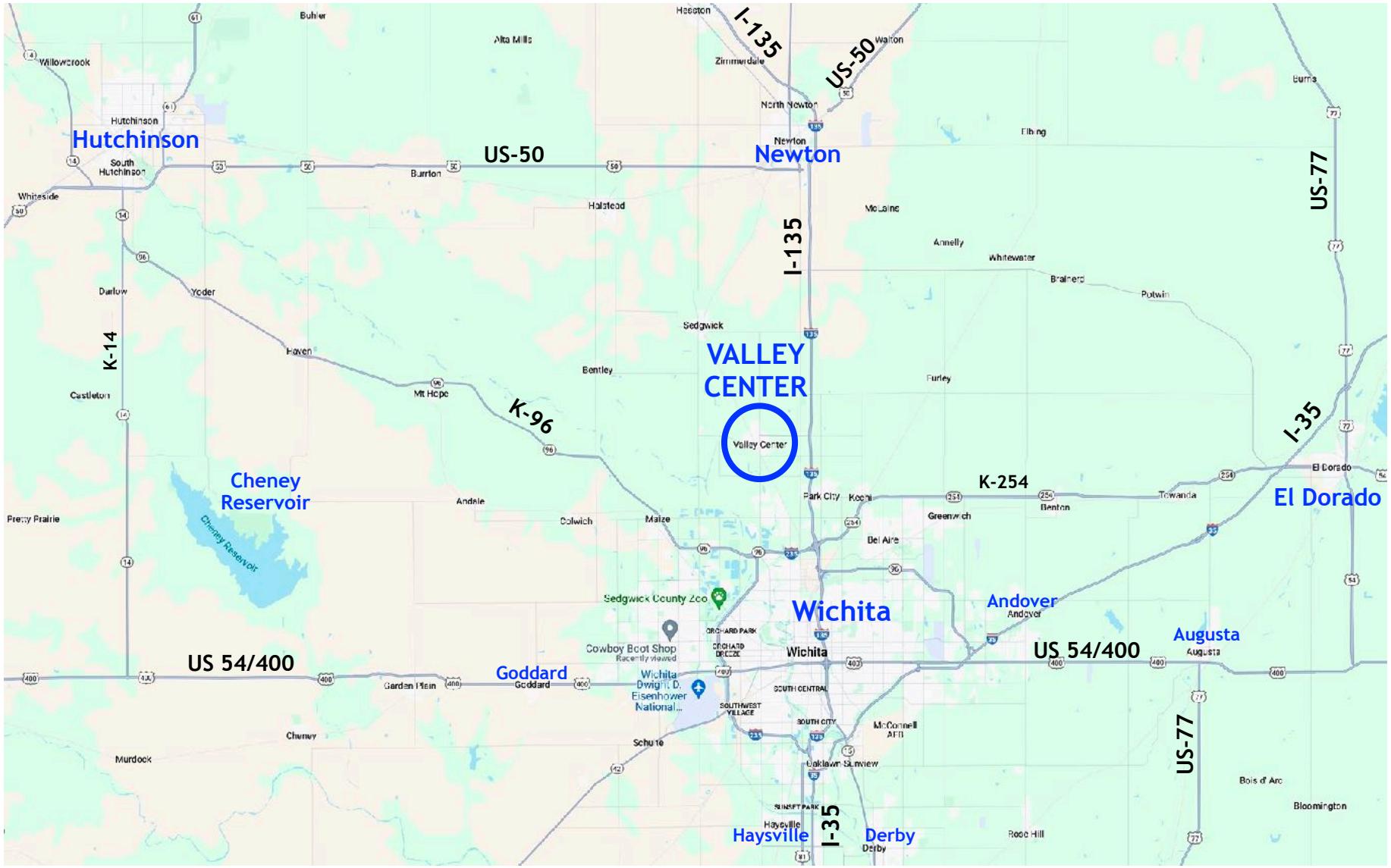
Townships in Sedgwick County

Valley Center is located in the Great Plains, in the Arkansas River lowlands of south central Kansas.

The meandering Little Arkansas River passes through the western part of Valley Center, flowing roughly north-northwest to south-southeast. The Little Ark then flows into the Arkansas River near downtown Wichita. The Arkansas River eventually flows into the Mississippi River, which flows into the Gulf of Mexico.

Interstate Highway I-135 passes just east of Valley Center, providing a high speed north-south route linking the city to Wichita to the south and Newton to the north. Two interchanges offer easy access to Valley Center from I-135.

The municipal boundaries of Valley Center border Park City on the east, Wichita on the south, and Maize to the southwest. The city is within a half-hour's drive to Newton to the north. This proximity increases options for both employers and employees in the Valley Center area, as well as making services and amenities available that otherwise could not be supported by Valley Center's population alone.



Geographic Location of Valley Center, Kansas

Climate

Climate significantly affects agricultural, economic, and construction activities. Valley Center's Planning Area has a continental climate, characterized by frequent and abrupt weather changes, with wide daily and annual temperature variations, a great deal of sunshine, occasional high winds, and abundant spring rainfall.

While Valley Center's climate is notably variable, it is generally beneficial. Its long growing season offers temperatures and sunshine conducive to agricultural production. Total precipitation is adequate for principal crops, though in some years its timing and distribution can cause problems. High winds or hail may occasionally damage crops or structures, sometimes catastrophically.

In Valley Center, a typical summer is hot, humid, and mostly clear, and a typical winter is cold, snowy, windy, and partly cloudy. Fahrenheit temperatures over the course of a year generally range between 24 and 93 degrees, rarely falling below 9 or rising above 103.

Winters are usually mild enough to allow various outdoor recreational activities to be sustained almost all year round. Only during the coldest weeks of the year is construction restricted, or construction methods constrained. However, recurring abrupt temperature swings, and frequent, often daily, freeze–thaw cycles in winter profoundly affect the durability of road surfaces and some other building materials.

A number of internet sources offer weather and climate information for Valley Center or nearby Wichita.

- *WeatherSpark.com*
- *USClimateData.com*
- *WeatherBase.com*

Soils

Soil is a valuable resource, which should be protected. Some soil types are suitable for certain land uses, but not for others; when an inappropriate land use is imposed on an unsuitable soil type, both the land use and the soil are compromised.

Official soil survey information, which is fundamental to many planning decisions, is provided by the USDA Natural Resources Conservation Service (NRCS) on their website *Web Soil Survey*. Maps of soil types in any selected area are provided, as well as information on the characteristics of the soils themselves, including their suitability for various uses.

Using the *Web Soil Survey (WSS)*

Go to the Web Soil Survey
and click on the green "**Start WSS**" button to begin.

Area of Interest (AOI) Simply zoom in on the aerial map until you find the property you are looking for, and draw your "Area of Interest" with either the rectangle or polygon AOI tool. After you have drawn your AOI, you can save the web page as a link in your web browser, so you can easily return to it.

Map & Data After your AOI is defined, click on the **"Soil Map"** tab to see a soils map and a table showing the percentages of all the soil types in your area of interest.

Click on the **"Soil Data Explorer"** tab to find information related to your soils, in hundreds of categories—from soil chemistry, erosion factors, or depth of the water table, to its suitability for building basements or a septic field, to its probable yield of corn silage when irrigated.

Soils in the Valley Center Planning Area are typically silty loams, clay loams, or sandy loams. In general, Valley Center's soils are well suited to both agriculture and urban development.

Topography & Drainage

The topography of local landforms, and the drainage patterns which result, have a significant impact on potential land uses. The location and design of some facilities—such as cell towers, water towers, sewage treatment plants, stormwater management structures, and wind turbines—are strongly influenced by relative land elevations.

Though overall quite flat, the Valley Center Planning Area drains generally to the southwest, toward the Little Arkansas River.

Topographic maps from the U.S. Geological Survey are available for viewing or download from the TopoQuest website.

Floodplains

Historically, people were attracted to relatively flat land near waterways as a place to settle and build. While such land typically has rich soils and easy access to water, it is also prone to high-water flooding, making it potentially dangerous for both people and structures.

In the United States, the Federal Emergency Management Agency is responsible for mapping floodplains. The **Flood Insurance Rate Maps (FIRMs)** produced and updated by FEMA classify floodplains into various Special Flood Hazard Areas, based on degree of risk.

When any major change occurs to a floodplain—for example, when a road is redesigned or a significant development project occurs—a **Letter of Map Revision** is required from the developer, in order to allow FEMA to keep its Flood Insurance Rate Maps up to date.

Flood Insurance Rate Maps are periodically revised to reflect accumulated changes due to a city's growth and development. Flood maps for the Valley Center area are currently in the process of being updated.

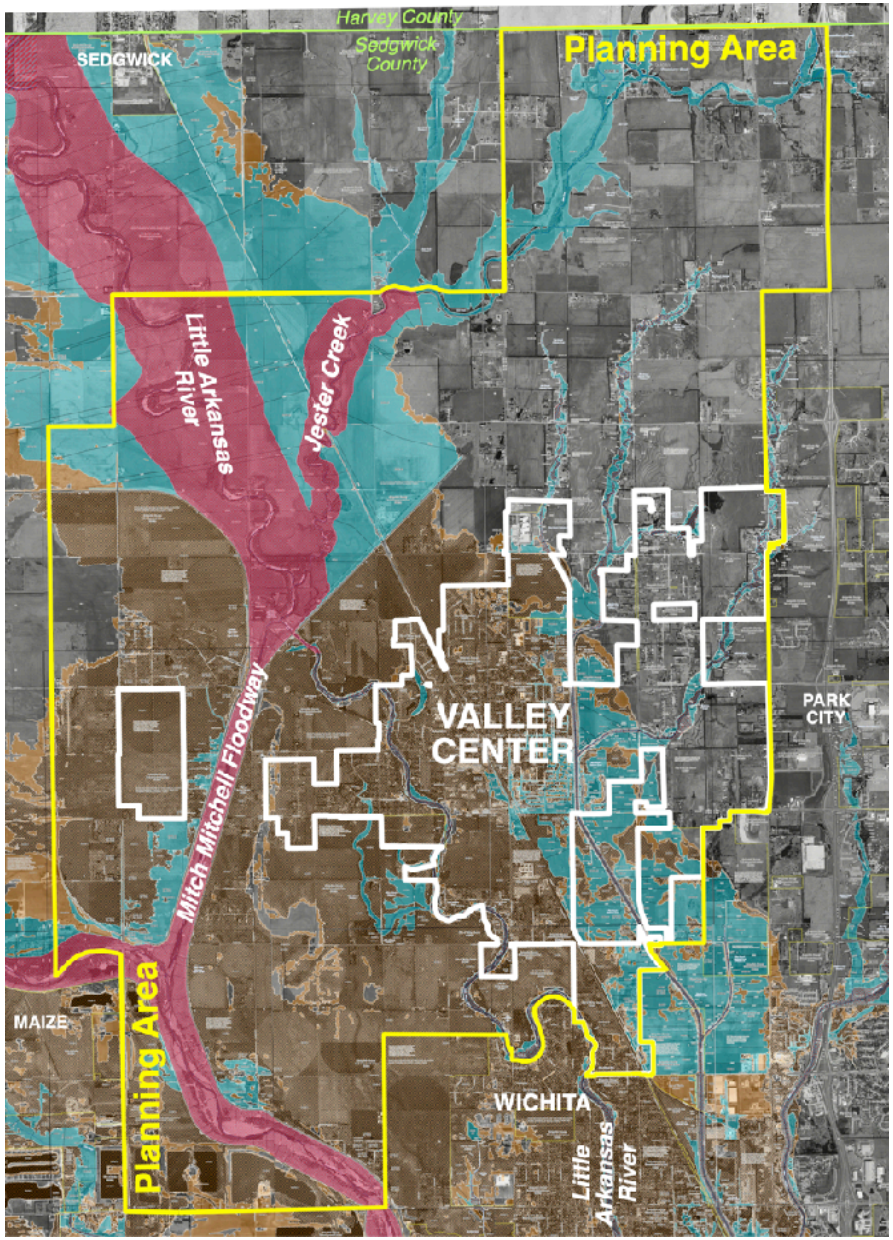
The three broadest categories of floodplain designation are floodway, 1% annual chance floodplain, and moderate flood hazard areas.

- **Floodway:** The channel of a river or stream.
- **1% Annual Chance Floodplain:** Areas that will be inundated by a flood event having a 1-percent chance of being equaled or exceeded in any given year. Also referred to as the **base flood** area or **100-year floodplain**.
- **Moderate Flood Hazard Area:** Areas between the limits of the 1% annual chance floodplain and the area that will be inundated by a flood event having a 0.2-percent chance of being equaled or exceeded in any given year. Also referred to as the **500-year floodplain**.

The map on the next page shows flood hazard areas for the Valley Center Planning Area. Floodplain information is from the following Flood Insurance Rate Maps from the Federal Emergency Management Agency (FEMA), all of them last revised on December 22, 2016:

- 20173C0064G
- 20173C0065G
- 20173C0066G
- 20173C0067G
- 20173C0068G
- 20173C0069G
- 20173C0088G
- 20173C0089G
- 20173C0090G
- 20173C0095G
- 20173C0177G
- 20173C0179G
- 20173C0181G
- 20173C0182G
- 20173C0183G
- 20173C0184G
- 20173C0187G
- 20173C0189G
- 20173C0191G
- 20173C0192G
- 20173C0193G
- 20173C0194G
- 20173C0201G
- 20173C0202G
- 20173C0203G
- 20173C0204G
- 20173C0211G
- 20173C0212G
- 20173C0213G
- 20173C0214G
- 20173C0317G

More information is available from the FEMA Flood Map Service Center.



FLOODPLAINS in the VALLEY CENTER PLANNING AREA

The light **blue** areas indicate 100-year floodplain, and the solid **orange** color indicates 500-year floodplain.

The **tan** shading over most of the city indicates areas that would be in floodplain *if* they were not protected by levees.

The **red** shading adjacent to Jester Creek and the Little Arkansas River, generally between the levees, indicates areas that are within a Regulatory Floodway. These areas must be reserved from development in order to give the waterways room to expand during 100-year floods.

Most of the city of Valley Center is protected by the levees of the M.S. Mitch Mitchell Floodway—known locally as the "Big Ditch". If not so protected, most of Valley Center would be highly prone to flooding.

There is ample land both within and adjacent to Valley Center, which is either protected by levees or not in floodplains, sufficient in area to meet the City's potential development needs over the 10-year course of the Planning Period.

FLOOD INSURANCE

Historically, private insurers were generally unwilling to provide insurance for structures in floodplains, so in 1968 Congress created the **National Flood Insurance Program (NFIP)**, to help floodplain property owners protect themselves financially against property losses due to flooding. Communities participating in the NFIP agreed to adopt and enforce ordinances which meet or exceed FEMA requirements, to reduce the risks of flooding. In return, the NFIP subsidized flood insurance to local landowners, with rates based on degree of risk, as determined by the Flood Hazard Area in which their property was located.

One of the inadvertent side-effects of this law was to facilitate construction in floodplains, increasing the number and value of structures at risk. Over the ensuing decades, numerous major floods across the nation resulted in extraordinarily high costs to federal taxpayers. Various revisions of the NFIP resulted, in attempts to bring insurance rates into alignment with actual risk, and to more strongly discourage people from building in floodplains.

Properties in flood zones are eligible for mortgages backed by federal guarantees, such as VA and FHA loans, *only* if their community participates in the NFIP.

Development in floodplains is almost always undesirable. Nevertheless, for communities where such development has already occurred, NFIP participation is necessary.

Valley Center participates not only in the National Flood Insurance Program, but in the **Community Rating System (CRS)**. The CRS is a voluntary incentive program that reduces flood insurance premium rates in exchange for community floodplain management practices that exceed the NFIP's minimum requirements.

Woodlands

When individual trees in yards, in parks, and along streets are considered collectively, they form an urban forest. The benefits of urban trees are well documented, and include providing shade, reducing noise levels, decreasing air and water pollution, sequestering carbon, diminishing summertime energy use, furnishing wildlife habitat, screening undesirable views, serving as buffers between land uses, and raising property values. A well-maintained and well-planned urban forest enhances the community's livability, its character, and its quality of life.

Under Kansas statute K.S.A. 12-3201 *et seq.*, cities are authorized to regulate the planting, maintenance, treatment, and removal of trees and shrubbery on all street and alley rights-of-way. Abutting property owners hold "title to and property in" any trees and shrubbery in the planting strip between the property line (which is typically along the back edge of the sidewalk) and the back-of-curb line. Property owners can recover damages to such trees, and initiate actions to prevent their destruction.

Cities can designate allowable street trees in the planting strip. Some cities conduct periodic stump removal programs. Through their Zoning and Subdivision Regulations, cities can require new developments to include trees. Public trees in Valley Center are addressed in Chapter 2.19 of the City's Municipal Code.

The majority of Valley Center's urban street trees are mature, but still in good condition, and likely to remain so during the ten-year span of this Plan. Nevertheless, the City should plant some new street trees each year, to maintain a healthy age spread in Valley Center's urban forest. The goal is to make sure that in the future, there will never be a neighborhood where *all* the street trees reach senescence at the same time.

Shelter belts are an essential safeguard for farming on the prairie, yet throughout Kansas they are showing a decline in vigor due to the advanced average age of the trees.

Although woodlands in Valley Center's Planning Area cover a relatively small acreage, they are very important to the long-term health of the soil and water on which much of the Valley Center area economy depends. Every effort should be made to sustain and enhance these woodlands, and to **reinvigorate shelter belts**.

Information on government conservation programs that can help landowners both plan and pay for shelter belt renovation is available on the Kansas Forest Service website.

Trees in Kansas come under extraordinary stress, from ice storms, drought, severe hot and cold spells, and insect and disease outbreaks—in recent years, diseases particularly affecting pines and ash trees. Also, many of the wonderful mature trees that were planted along streets and in parks during the early years of development in Kansas cities are now nearing the ends of their lives.

Maintaining a healthy community forest over the long-term requires expertise and ongoing efforts by City staff, a commitment by City officials to dedicate necessary resources to the task, and broad public support and understanding of the value of trees to the community's quality of life.

For information on helpful organizations, and on funding programs that can help improve your community forest, see the Kansas Forest Service website.

TREE CITY USA

The Arbor Day Foundation's Tree City USA program was established in 1976, as an initiative intended to inspire change on a nationwide level. Today, more than 3,600 communities in all 50 states participate. Valley Center has participated in the Tree City USA program since 1991.

The Tree City USA program provides communities with a four-step framework to maintain and celebrate their urban forest.

- Maintain a tree board or department
- Have a community tree ordinance
- Spend at least $2 per capita on urban forestry
- Celebrate Arbor Day

In 2017, Valley Center combined its Park & Tree Board, Cemetery Board and Arts Commission into the **Public Properties & Outdoor Spaces Board**—known as the Outdoor Spaces Board or **OSB**. Members are appointed by the Mayor and confirmed by City Council, and serve a two year term. The Parks & Public Buildings Director serves as the City staff representative to the OSB.

The Outdoor Spaces Board serves in an advisory capacity to review, coordinate and make budget recommendations on proposed improvements to the City's public properties and outdoor spaces, including buildings, parks, trees, sidewalks, public art and the cemetery.

Valley Center Tree Incentive Program To encourage tree planting in Valley Center, the City will pay half the cost, up to $100. The tree must be selected from the preferred tree list in the OSB's *Trees for Valley Center* brochure, and planted in frontage property in accordance with the spacing requirements in the brochure. There is a limit of two tree reimbursements allowed per year per residence or business, and a maximum of four tree reimbursements allowed within any five-year period.

COMMUNITY GOALS

Historic Preservation

- Continue to **preserve and creatively utilize Valley Center's historic buildings**.
- Apply for **grants to complete an official survey of Valley Center's historic properties**, including its many mid-century modern structures.
- Develop a **Preservation Plan** for Valley Center's historic districts and properties, including a list of structures to consider for listing on either the State or National Register of Historic Places.

Floodplain Regulations

- Continue to participate in the **National Flood Insurance Program** and the **Community Rating System**, and support regulations to **discourage inappropriate development in floodplains**.
- Continue to update the City's **Floodplain Regulations** as needed, incorporating standards that help to provide greater flood protection and reduce flood insurance costs.

Trees

- Continue to **plant new public trees** strategically to benefit the urban forest.
- Establish *City Forestry Standards and Specifications*. Include a policy addressing Memorial Trees, a current list of disease and insect problems, an updated list of approved tree species to reflect current conditions, and revise curb and setback standards to allow street trees in the downtown area.
- Create a plan to **encourage trees in the downtown area,** particularly on any new curb extensions.
- As the City's public trees age, support a program of **regular maintenance pruning** to keep them healthy and safe for as long as possible.
- **Promptly** remove hazardous or diseased public trees, particularly **pines and ash trees**. To prevent the spread of Pine Wilt,annually **remove symptomatic pine trees by March 1st** and maintain a **public awareness campaign** on this issue.
- Maintain a program to discover and treat **bagworm infestations** on particularly vulnerable and valuable public trees.
- Revise the City Subdivision Regulations to **require trees in new developments**.

CHAPTER 3. **Background Data**

Data in this chapter is from the *2020 Census* and the *2018-2022 American Community Survey 5-Year Estimates* (ACS).

The ACS has replaced the Census long form. Also administered by the Census Bureau, it provides more detailed and more current information than the decennial census. However, since the ACS is based on a smaller sample size, if at any point there is a discrepancy between the two sources, information from the Census is regarded as the official data.

Demographic, social, housing and economic information is available in more detail from the U.S. Census Bureau Explore Census Data website, where typing in the name of a city, county, or state in the search bar brings up an overview of available data for that location. On the list of available data tables that then pops up, click on the table code number to link to the complete data table.

More detailed Kansas information, including historical demographic data, is available from the University of Kansas Institute for Policy & Social Research.

Census Definitions Certain terms used in this chapter are defined precisely by the Census Bureau, with differences from standard usage which have significant implications for correctly understanding the data.

Housing Unit: A house, apartment, mobile home, a group of rooms, a single room occupied as a separate living quarter, or vacant units intended for occupancy.

Family: A family consists of two or more people who are related by blood or marriage residing in the same housing unit.

Household: A household consists of all people who occupy a housing unit regardless of relationship, and may refer to a person living alone.

Median / Mean: A *median* is the middle number in a distribution of numbers, such that there is an equal probability of being above it or below it. A *mean* is generally understood as the "average" of a set of numbers, calculated by adding all the numbers in a set and then dividing by the total number of numbers. While a mean may be skewed by a single out-of-the-norm number in the set, a median typically gives a fairly accurate picture of "normal".

Demographics

This section includes information on national demographic trends, as well as on Valley Center's demographic and social characteristics. Historical census data is noted by year. More recent data is from the *2018-2022 American Community Survey 5-Year Estimates*.

Understanding the characteristics of people in Valley Center helps community leaders develop policies to effectively meet residents' current and future needs.

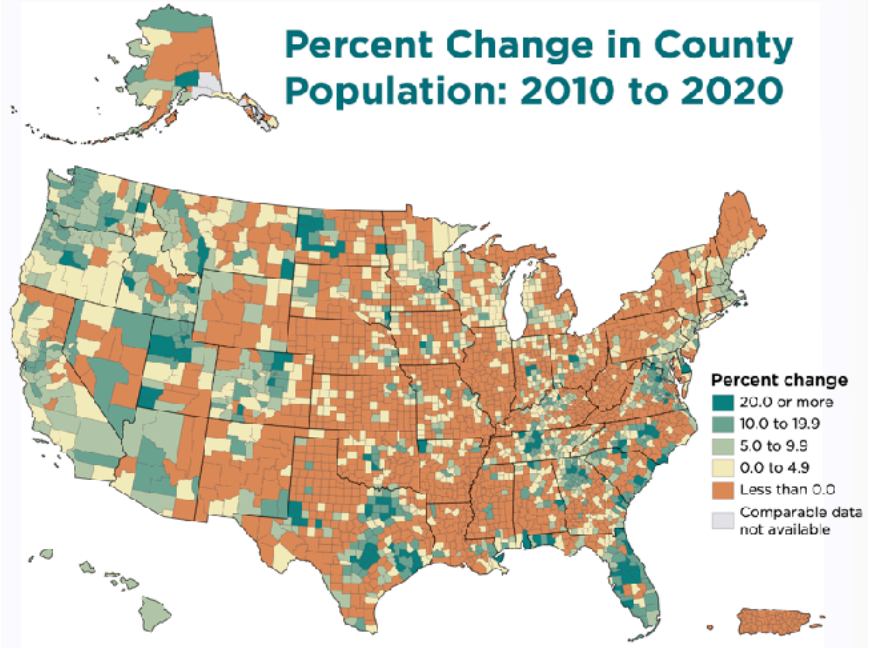
Population Trends

As detailed in the following table, the population of the United States grew during the fifty years leading up to 2020 by an average of about 8.8% per decade, while Kansas grew by only about 4.9% per decade—a little over half the national rate. During that same time frame, Sedgwick County's population increased by an average of 8.4% per decade—growing at a rate only a little below the national average.

	U.S.		Kansas		Sedgwick County	
	Population	% Change	Population	% Change	Population	% Change
1970	203,211,926	—	2,246,578	—	350,694	—
1980	226,545,805	11.5%	2,363,679	5.2%	367,088	4.7%
1990	248,709,873	9.8%	2,477,574	4.8%	403,662	10.0%
2000	281,421,906	13.2%	2,688,418	8.5%	452,869	12.2%
2010	308,745,538	9.7%	2,853,118	6.1%	498,365	10.0%
2020	331,449,281	7.4%	2,937,880	3.0%	523,824	5.1%
AVG	–	*8.8%*	–	*4.9%*	–	*8.4%*

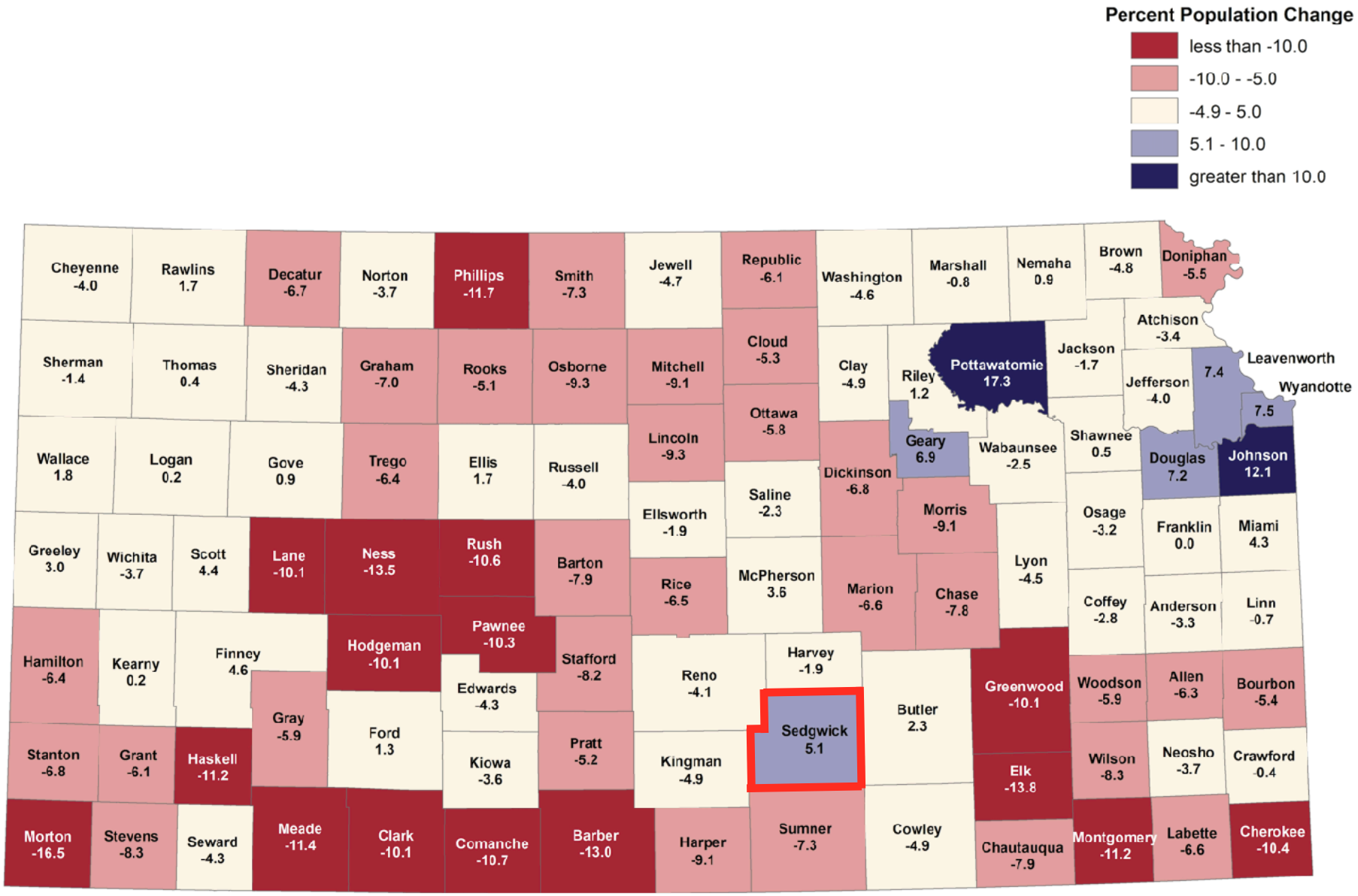
National Population Trends Recent national population trends show people moving from rural areas to cities, and from the northeastern and central parts of the nation to the south and west. The Great Plains region in particular is losing population to other parts of the country.

The following map shows the percentage of population change between 2010 and 2020, for each county in the country. Green shades indicate growth—the darker the green, the more intense the growth. Tan indicates stability or minor growth, and orange indicates population loss.



Kansas Population Trends A more detailed map for each county in the State of Kansas, which follows, is from the University of Kansas *Institute for Policy & Social Research*. It is color coded to show population growth in blue, stability in tan, and loss in red. The more intense the color, the more intense the change in population.

This map shows that in Kansas in the last decade, most population growth has taken place around Wichita, and in the northeastern part of the state—in the Kansas City suburbs, and around the university town of Manhattan. Many rural Kansas counties are losing population.

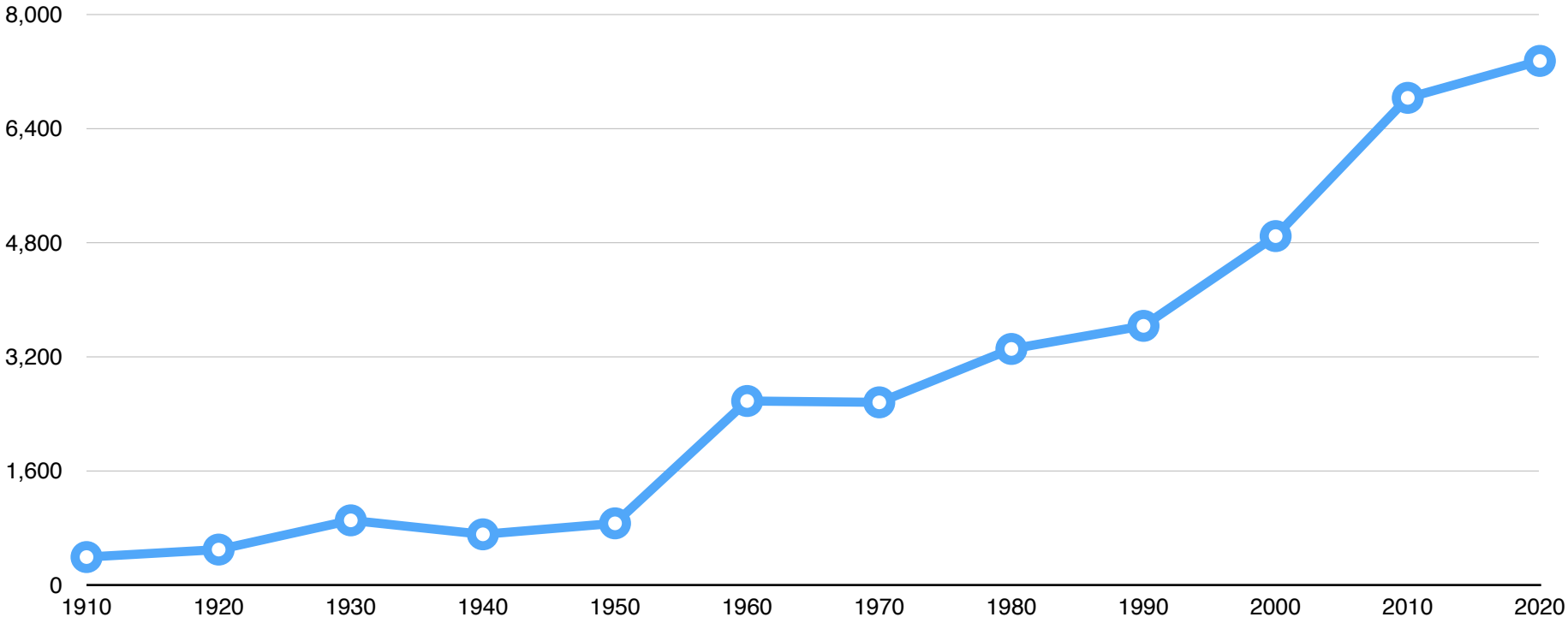

Percent Population Change
less than -10.0
-10.0 - -5.0
-4.9 - 5.0
5.1 - 10.0
greater than 10.0
Cheyenne -4.0
Rawlins 1.7
Decatur -6.7
Norton -3.7
Phillips -11.7
Smith -7.3
Jewell -4.7
Republic -6.1
Washington -4.6
Marshall -0.8
Nemaha 0.9
Brown -4.8
Doniphan -5.5
Sherman -1.4
Thomas 0.4
Sheridan -4.3
Graham -7.0
Rooks -5.1
Osborne -9.3
Mitchell -9.1
Cloud -5.3
Clay -4.9
Riley 1.2
Pottawatomie 17.3
Jackson -1.7
Atchison -3.4
Leavenworth 7.4
Jefferson -4.0
Wyandotte 7.5
Wallace 1.8
Logan 0.2
Gove 0.9
Trego -6.4
Ellis 1.7
Russell -4.0
Lincoln -9.3
Ottawa -5.8
Geary 6.9
Wabaunsee -2.5
Shawnee 0.5
Douglas 7.2
Johnson 12.1
Greeley 3.0
Wichita -3.7
Scott 4.4
Lane -10.1
Ness -13.5
Rush -10.6
Barton -7.9
Ellsworth -1.9
Saline -2.3
Dickinson -6.8
Morris -9.1
Lyon -4.5
Osage -3.2
Franklin 0.0
Miami 4.3
Rice -6.5
McPherson 3.6
Marion -6.6
Chase -7.8
Coffey -2.8
Anderson -3.3
Linn -0.7
Hamilton -6.4
Kearny 0.2
Finney 4.6
Hodgeman -10.1
Pawnee -10.3
Stafford -8.2
Reno -4.1
Harvey -1.9
Butler 2.3
Greenwood -10.1
Woodson -5.9
Allen -6.3
Bourbon -5.4
Gray -5.9
Ford 1.3
Edwards -4.3
Pratt -5.2
Sedgwick 5.1
Elk -13.8
Wilson -8.3
Neosho -3.7
Crawford -0.4
Stanton -6.8
Grant -6.1
Haskell -11.2
Kiowa -3.6
Kingman -4.9
Morton -16.5
Stevens -8.3
Seward -4.3
Meade -11.4
Clark -10.1
Comanche -10.7
Barber -13.0
Harper -9.1
Sumner -7.3
Cowley -4.9
Chautauqua -7.9
Montgomery -11.2
Labette -6.6
Cherokee -10.4

Valley Center's Population History

Valley Center				
Census	**Population**	**Census**	**Population**	**% Change**
1910	381	**1970**	2,551	—
1920	486	**1980**	3,300	29.4%
1930	896	**1990**	3,624	9.8%
1940	700	**2000**	4,883	34.7%
1950	854	**2010**	6,822	39.7%
1960	2,570	**2020**	7,340	7.6%
		Average per decade		*24.2%*

During the fifty-year period leading up to 2020, Valley Center's population grew by an average of 24.2% per decade. The City had far lower rates of growth in the 1980s and 2010s, and boom times during the 1970s, 1990s, and 2000s.

The 2020 Census found Valley Center's population to be 7,340 people. In the *2018-2022 American Community Survey 5-Year Estimates*, Valley Center's population was estimated to be 8,448 people.



Future Population

Many social and economic variables can affect the patterns of change over time in a community's population. Nevertheless, a reasonably accurate idea of a community's future population is an essential foundation for making planning decisions, because changes in population affect requirements for everything from police services to housing construction to sewage treatment capacity.

Making an accurate estimate for the future population of a small city is especially difficult, since a small change in absolute numbers can represent a substantial percentage of population change.

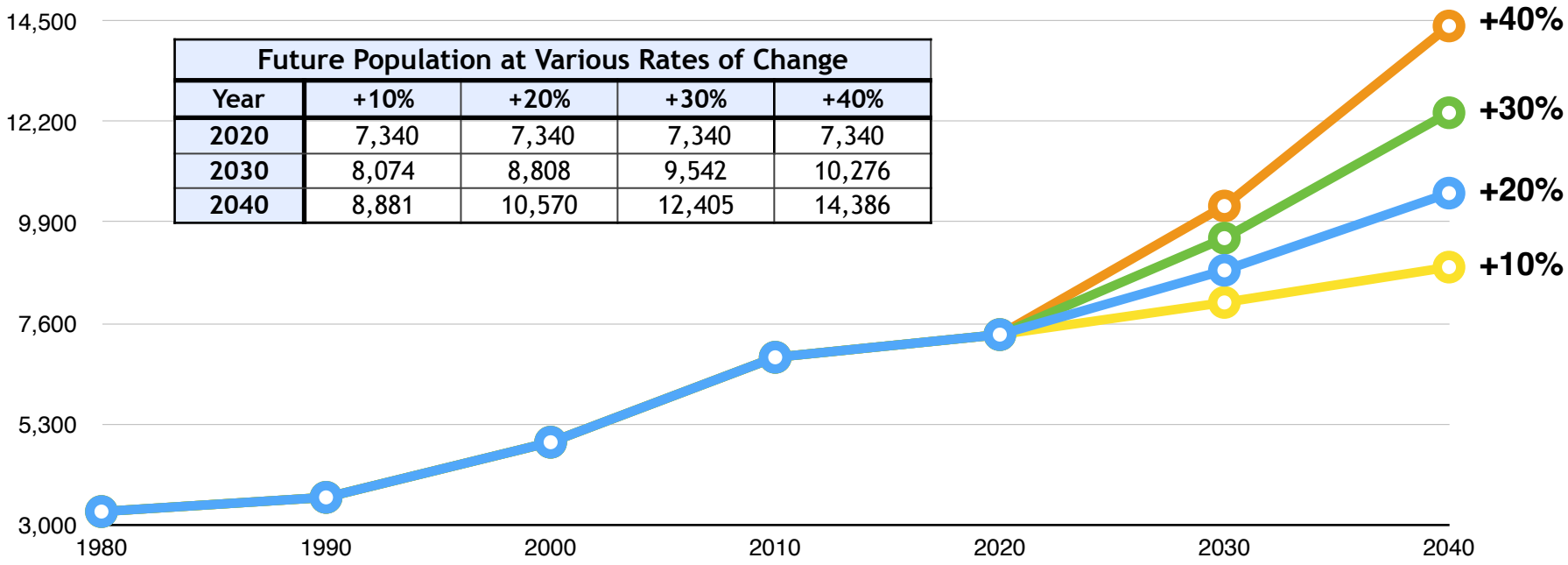
The following table and graph show what Valley Center's population could be in 2040 under various potential rates of population change—10%, 20%, 30% or 40% per decade.

Over this Plan's ten-year planning period, City leaders will work toward maintaining a rapid pace of population growth in Valley Center, on the order of 25 to 30 percent per decade—which is similar to the community's average rate of growth over the last fifty years. The objective will always be to **achieve that growth *without* compromising the small-town ambience and quality of life which local residents value so highly.**

To reach this goal, community leaders will need to understand the changing dynamics that result from regional population shifts.

Future Population at Various Rates of Change

Year	+10%	+20%	+30%	+40%
2020	7,340	7,340	7,340	7,340
2030	8,074	8,808	9,542	10,276
2040	8,881	10,570	12,405	14,386



A city has three basic strategic options for maintaining and increasing its population, all of which should be pursued as appropriate: **retain existing residents, attract new residents, and annex additional residents** as the city grows geographically.

Important factors that allow a community to attract and retain residents include good-quality housing at a variety of price points and in a variety of types, reliable utilities services, good schools, and community amenities that enhance quality of life—especially good parks, sufficient child-care options, business creation opportunities, and employment opportunities.

The overall appearance of a community also has a profound affect on both the quality of life for its people, and on a city's ability to attract new businesses, visitors and new residents. The impression of a community's quality, character and vitality are all established by a variety of sensory cues, mostly visual—from building exteriors, streets, and public spaces, in commercial districts, residential neighborhoods, and downtown. A 2019 study found that attractive communities are more economically successful.

Demographic Characteristics

The following table contains information which is useful primarily when viewed in comparison to the same data from other geographic areas. For instance, Valley Center has unusually high percentages of households with children and with elders, and unusually low racial and ethnic diversity.

- **Disability** Of the total civilian non-institutionalized population in Valley Center (8,448 individuals), 1,078 people have a disability. Of those 1,078 disabled people, 134 (12.4%) are under 18 years of age, 327 (30.3%) are between 18 and 64 years in age, and 617 (57.2%) are 65 years of age or older.

	Valley Center	Kansas	U.S.
Median Age (in years)	33.6	37.1	38.5
Average Household Size	2.71	2.48	2.57
Average Family Size	3.46	3.10	3.18
Households with 1 or more people **under 18 years**	36.7%	30.5%	30.2%
Households with 1 or more people **65 years and over**	39.2%	29.5%	30.8%
% White	97.4%	86.7%	74.0%
% Hispanic or Latino	7.3%	12.6%	18.7%
% Disabled (civilian, non-institutionalized)	12.8%	13.4%	12.9%

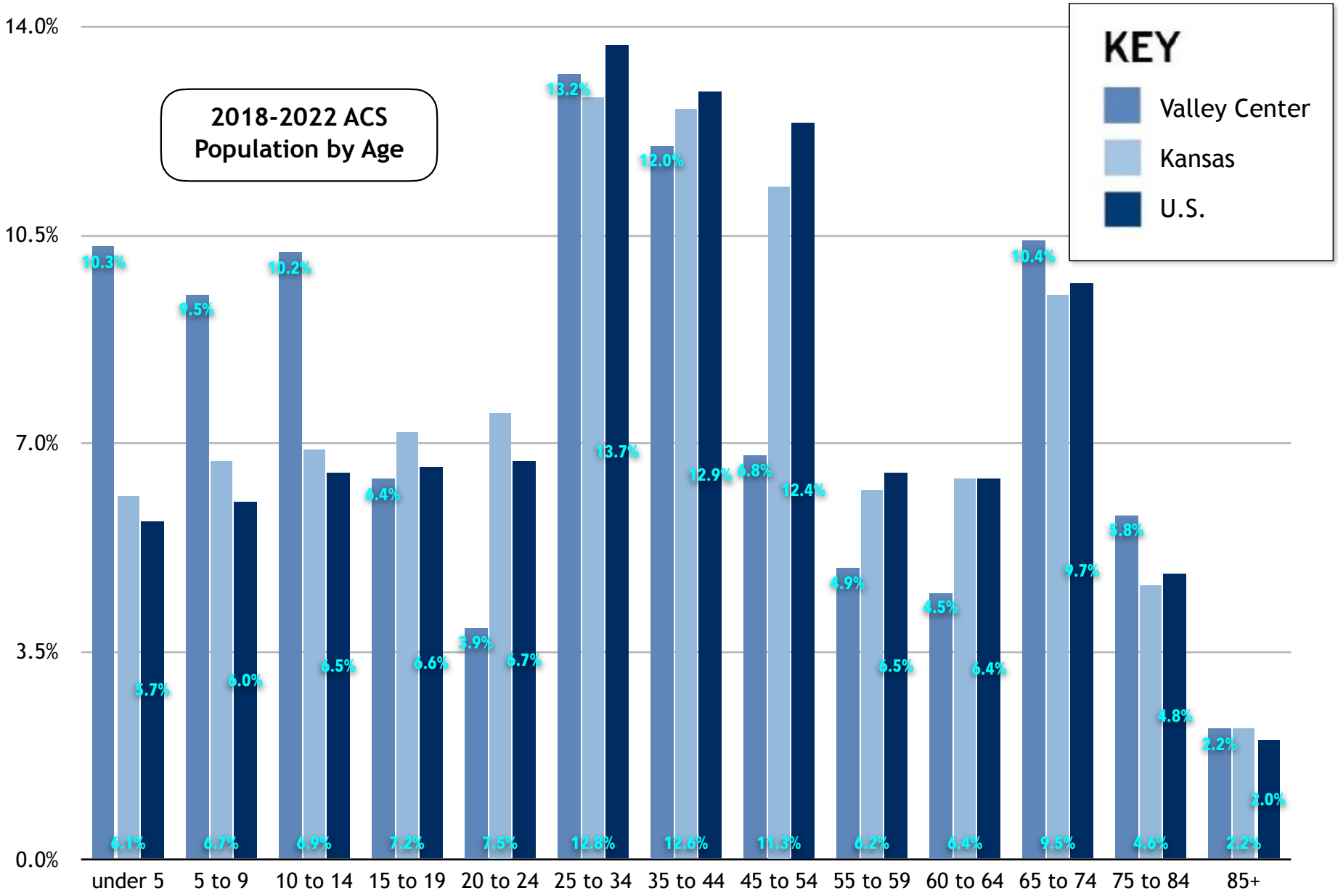
Population by Age / Age Distribution The chart on the following page shows the percentage of each age category for Valley Center residents, compared to figures for Kansas and the United States.

Valley Center's population has extraordinarily **high** percentages of children of all ages, and slightly high percentages of people that are 65 to 84 years of age.

The city has an unusually **low** percentage of young adults 20 to 24 years of age, which is typical for communities whose young people go away to college or to find a first career-track job.

Valley Center also has extraordinarily low percentages of people 45 to 54 years old, and somewhat low percentages of people that are 55 to 64 years of age.

This pattern likely reflects Valley Center's history as a rural town with an aging population, which has transitioned in recent decades into a prime location for young families.


2018-2022 ACS
Population by Age
KEY
Valley Center
Kansas
U.S.
14.0%
10.5%
7.0%
3.5%
0.0%
under 5
5 to 9
10 to 14
15 to 19
20 to 24
25 to 34
35 to 44
45 to 54
55 to 59
60 to 64
65 to 74
75 to 84
85+
10.3%
6.1%
5.7%
9.5%
6.7%
6.0%
10.2%
6.9%
6.5%
6.4%
7.2%
6.6%
3.9%
7.5%
6.7%
13.2%
12.8%
13.7%
12.0%
12.6%
12.9%
6.8%
11.3%
12.4%
4.9%
6.2%
6.5%
4.5%
6.4%
6.4%
10.4%
9.5%
9.7%
5.8%
4.6%
4.8%
2.2%
2.2%
2.0%

Household Types in Valley Center		
Households with Children		
Married couple, with children of the householder under 18	*879*	*28.3%*
Cohabiting couple household, with children of the householder under 18	*54*	*1.7%*
Male householder with no spouse or partner present, with children of the householder under 18	*57*	*1.8%*
Female householder with no spouse or partner present, with children of the householder under 18	*120*	*3.9%*
Total Households with children of the householder living there	***1,110***	***35.8%***
Single-person Households		
Male Householder under 65 years living alone	*100*	*3.2%*
Male Householder 65 years and over living alone	*195*	*6.3%*
Female Householder under 65 years living alone	*258*	*8.3%*
Female Householder 65 years and over living alone	*408*	*13.2%*
Total Single-person Households	***961***	***31.0%***
TOTAL HOUSEHOLDS	**3,102**	—

- **Children / Seniors** Out of 3,102 households in Valley Center, 1,137 (36.7%) had at least one child under 18 years of age in the household; 1,216 (39.2%) had at least one person 65 years of age or older in the household; and 749 (24.1%) had neither.

These figures have significant planning implications for both housing needs and social services.

Valley Center Educational Attainment (25 years old and over)		
Less than 9th grade	304	6.0%
9th to 12th grade, no diploma	195	3.9%
High school graduate (including equivalency)	1,292	25.6%
Some college, no degree	1,086	21.5%
Associate's degree	307	6.1%
Bachelor's degree	1,192	23.6%
Graduate or professional degree	668	13.2%
Total	**5,044**	**100.0%**

- Of people in Valley Center 25 years old or older, 90.1% had a **high school degree or higher**, compared to 91.8% in Kansas, and 89.1% nationally.
- Of people in Valley Center 25 years old or older, 36.9% had a **bachelor's degree or higher**, compared to 34.7% in Kansas, and 34.3% nationally.

Demographic Data from the Community Questionnaire

On the Community Questionnaire, several questions were asked to help community leaders understand why people choose to move to Valley Center, and why they choose to stay.

- **How long have you lived in or near Valley Center?**
  Less than 5 years: 16.2%
  5 to 10 years: 23.4%
  More than 10 years: 60.3%
- **Where did you live before moving here?**
  Not applicable—I have lived here all my life: 18.2%
  Elsewhere in Sedgwick County: 49.9%
  Elsewhere in Kansas: 19.6%
  Outside Kansas: 12.3%
- **If you moved to Valley Center within the last 10 years, what were the major reasons you moved here?**
  N/A—I have lived here longer than 10 years: 32.7%
  For the good schools: 21.8%
  To live in a smaller city: 17.4%
  To be close to family and friends: 10.1%
  For the good housing: 5.9%
  To be closer to work: 5.5%
  For an economical place to live: 4.8%
  To retire: 1.4%
  To live in a larger city: 0.4%
- **If you are planning to leave the Valley Center area, what are your reasons for leaving?**
  N/A—I am not planning to leave: 59.0%
  Need lower-cost housing: 8.0%
  Better-quality or different kind of housing: 5.2%
  Personal reasons: 5.0%
  My children are graduating: 3.9%
  Want a better neighborhood: 3.6%
  For better schools: 3.5%
  Want to own a home rather than rent: 2.9%
  Retirement: 2.7%
  To be closer to family: 2.2%
  Job change: 2.2%
  To be closer to work: 1.0%
  Health reasons: 0.4%
  I am graduating: 0.3%

Housing

The variety and quality of housing options available in Valley Center impacts both the community's quality of life, and whether or not homeowners choose to move to or remain in the city. Residential properties are a major source for the City's tax revenues, and a healthy housing market benefits many businesses as well. A sufficient, diverse, and high-quality housing supply also increases the opportunity to attract new businesses and their employees.

A house is usually the largest single investment for a family or individual, and a home and its neighborhood are a source of great influence on household satisfaction. While a nice house does not guarantee a happy home life, a house which is unsuitable or which does not function properly for its residents can certainly increase chronic stress levels. Houses that are difficult to maintain can generate financial concerns and physical discomfort.

Young adults, families with children, singles, couples, empty nesters and retirees all need housing suited to their particular requirements—and if it is not available locally, they will often consider moving to another community to find it.

This section gives an overall picture of the housing situation in the City of Valley Center, based on Information from the *2018-2022 American Community Survey 5-Year Estimates*.

Housing Units: The Census count of housing units includes both occupied and vacant residential buildings. Recreational vehicles and the like are included only if they are occupied as someone's usual place of residence. Vacant mobile homes are included provided they are intended for occupancy on the site where they stand, but if they are on sales lots or in storage yards they are not counted as housing units.

Persons per Household	Owner-occupied Housing Units	Renter-occupied Housing Units	All Occupied Housing Units
1-person	454	507	961
2-person	825	149	974
3-person	184	38	222
4 or more-person	686	259	945
TOTAL	**2,149**	**953**	**3,102**

- **Household Size** The average household size of owner-occupied units in Valley Center was 2.83 persons. The average household size of renter-occupied units in Valley Center was 2.43 persons.
- **Occupancy** Out of 3,295 housing units in Valley Center, 3,102 (94.1%) were occupied and 193 (5.9%) were vacant. Of the 3,102 occupied units, 2,149 (69.3%) were owner-occupied, and 953 (30.7%) were renter-occupied.

Planning for Smaller Households The share of people living alone in the United States has increased every decade since 1940. In 2020, over a quarter (27.6%) of all occupied households in the U.S. were one-person households—up from just 7.7% in 1940.

In Valley Center,
over **62%** of occupied housing units
contain **one- or two-person households.**

Plan to provide a wide array of housing options to accommodate these smaller households.

Housing Types	Number	Percentage
Single, detached	2,611	79.2%
Single, attached	70	2.1%
2 Units	114	3.5%
3 or 4 Units	48	1.5%
5 to 9 Units	135	4.1%
10 to 19 Units	42	1.3%
20 or more Units	275	8.3%
Mobile Home, Boat, RV, Van	0	0.0%
TOTAL HOUSING UNITS	**3,295**	**100.0%**

Housing Types The majority (79.2%) of Valley Center's housing stock is single-family detached homes, yet the community also has a wide array of other housing type options.

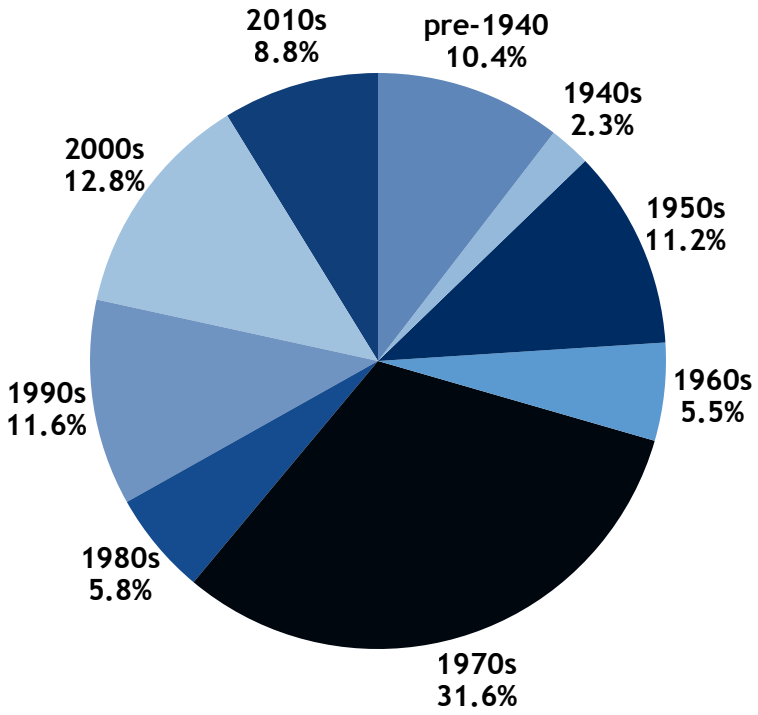
Bedrooms per Housing Unit	number	percent
0	53	1.6%
1	384	11.7%
2	445	13.5%
3	1,600	48.6%
4	648	19.7%
5 or more	165	5.0%
TOTALS	***3,295***	***100%***

Bedrooms For many years, the real estate industry has used the number of bedrooms per house as a key factor in marketing homes. A 3-bedroom house has been considered the standard starter home for a typical family; nearly half of Valley Center's housing stock falls into this category.

However, as household sizes continue to fall, and one- or two-person households become the norm, smaller houses are becoming more and more marketable, especially in walkable neighborhoods.

Age of Housing Units Valley Center has had fairly steady residential development over much of its history, with the exception of a housing boom in the 1970s that accounts for nearly a third of the city's housing stock.

Only about one in ten of Valley Center's housing units were built prior to 1940. When they are well maintained, older homes can help give a community continuity and character, but if they are allowed to fall into disrepair, they can become a source of blight.



Age of Housing Units in Valley Center

Value of Owner-occupied Housing Units	Number	Percentage
Less than $50,000	53	2.5%
$50,000 to $99,999	119	5.5%
$100,000 to $149,999	423	19.7%
$150,000 to $199,999	607	28.2%
$200,000 to $299,999	647	30.1%
$300,000 to $499,999	288	13.4%
$500,000 to $999,999	3	0.1%
$1,000,000 or more	9	0.4%
TOTAL OWNER-OCCUPIED HOUSING UNITS	**2,149**	**100.0%**

Value Over 58% of Valley Center's owner-occupied housing units are between $150,000 and $300,000 in value.

- **Median Value** The median value of owner-occupied housing units in Valley Center is $193,100.

IMPACT OF COVID

Note, this information on housing values and costs is an average of data collected from 2018 through 2022. The Covid pandemic lockdown began in March of 2020. Therefore, this data reflects a period of extreme economic disruption and notable volatility in housing costs.

Selected Monthly Owner Costs — Housing Units WITH a Mortgage		
	number	percent
Less than $500	0	0.0%
$500 to $999	76	7.3%
$1000 to $1499	520	49.6%
$1500 to $1999	315	30.1%
$2000 to $2499	102	9.7%
$2500 to $2999	16	1.5%
$3000 or more	19	1.8%
TOTALS	***1,048***	***100%***

Selected Monthly Owner Costs — Housing Units WITHOUT a Mortgage		
	number	percent
Less than $250	21	1.9%
$250 to $399	88	8.0%
$400 to $599	401	36.4%
$600 to $799	273	24.8%
$800 to $999	174	15.8%
$1000 or more	144	13.1%
TOTALS	***1,101***	***100%***

Housing Costs The cost of owning a house varies significantly between those paying a mortgage, and those who do not have a mortgage to pay.

- **Mortgages** Out of the 2,149 owner-occupied housing units in Valley Center, 1,048 (48.8%) had a mortgage, and 1,101 (51.2%) did not.
- **Monthly Cost** The median monthly owner cost for housing units with a mortgage was $1,447, and for housing units without a mortgage was $623.

Selected Monthly Owner Costs as a Percentage of Household Income				
Percentage of Income	Housing Units WITH a Mortgage		Housing Units WITHOUT a Mortgage	
	number	percent	number	percent
less than 10%	—	—	304	27.6%
10 to 14.9%	—	—	429	39.0%
15 to 19.9%	—	—	49	4.5%
less than 20%	609	**58.1%**	—	—
20% to 24.9%	132	12.6%	82	7.4%
25% to 29.9%	107	10.2%	145	13.2%
30% to 34.9%	88	8.4%	0	0.0%
35% or more	112	10.7%	92	8.4%
TOTALS	***1,048***	***100%***	***1,101***	***100%***

Housing Costs as a Percent of Income People paying a very high percentage of their income in housing costs are often people with a very low household income, such as students, or elderly people on a fixed income.

The following tables show information on rent in occupied rental units in which rent was paid; the tables do not include 28 rental units in which no rent was paid.

Gross Rent in Occupied Units	Number	Percentage
Less than $500	273	29.5%
$500 to $999	215	23.2%
$1000 to $1499	407	44.0%
$1500 to $1999	30	3.2%
$2000 or more	0	0.0%
TOTAL OCCUPIED RENTAL UNITS	**925**	**100.0%**

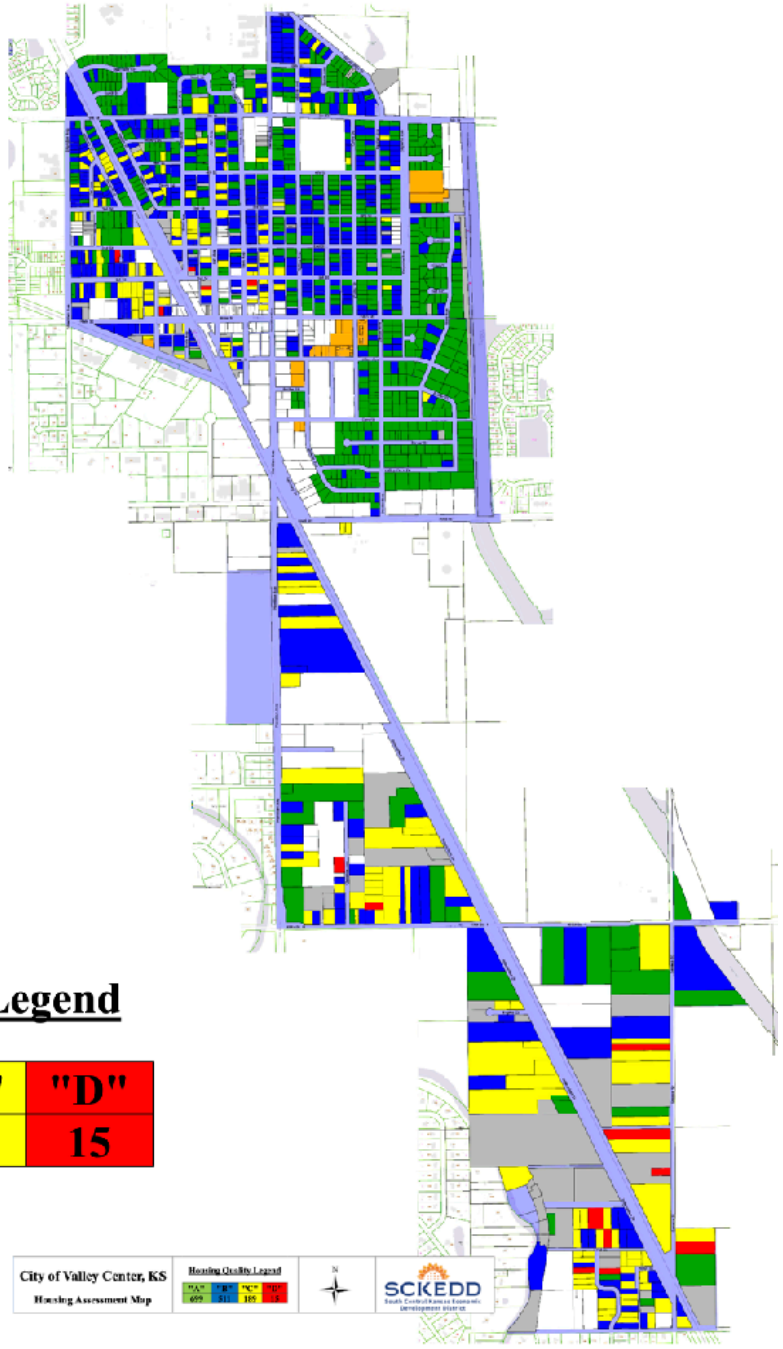
- **Median Rent** The median rental rate of Valley Center's occupied rental units was $885 per month.

Gross Rent as a Percentage of Household Income		
Percentage of Income	Households	
	number	percent
less than 15%	73	7.9%
15% to 19.9%	69	7.5%
20% to 24.9%	516	55.8%
25% to 29.9%	17	1.8%
30% to 34.9%	105	11.4%
35% or more	145	15.7%
TOTALS	***925***	***100%***

Rental Costs as a Percent of Income About 71% of renters in Valley Center paid less than 25% of their household income per month in housing costs. The 27% of Valley Center tenants who are paying 30% or more of their income on rent are likely people with a very low household income, such as students, or elderly people on a fixed income.

Neighborhood Revitalization Program Valley Center implemented a Neighborhood Revitalization Program, which ran from January 2019 through December 2022 under City Resolution 674-18.

A housing survey done in 2018 categorized houses in Valley Center by their condition. Owner-occupied single-family homes in categories B, C or D could qualify for a property tax rebate for the value of significant improvements to the home.



Valley Center Housing Assessment Map, 2018

Economy

Census information in this section applies only to people living *inside* the City Limits of Valley Center, and does not include data on those living in the Valley Center Planning Area. Therefore, the substantial agricultural component of the local economy may not appear proportionately in the data shown for the City, but may be inferred from the data for Sedgwick County.

Annual Per Capita Income

"Income" includes not just earnings, but also income from other sources, such as investments, Social Security or Supplemental Security, retirement accounts, or public assistance.

The per capita income figure is a mean, derived by dividing the total income of every person 16 years old and over in a geographic area by the total population in that area. This figure is most useful when compared to the same datum for other places, and should not be construed as an accurate representation of actual earned income for a typical Valley Center wage or salary earner.

Annual Per Capita Income	
United States	$41,261
Kansas	$38,108
Sedgwick County	$35,338
Valley Center	**$29,356**

The annual per capita **income** for people in the City of Valley Center is lower than comparable figures for the county, state and nation. However, an extremely high proportion of Valley Center's population is composed of parents of pre-school children, many of whom may be providing full-time child care, and children over sixteen, who are likely still full-time students. These categories of people are often earning little or no income, and may account for much of the difference in per capita income data.

Median Earnings

	Median Earnings					
	(full-time, year-round workers)				(also part-time)	
	Male Workers		Female Workers		All Workers	
	amount	% of US	amount	% of US	amount	% of US
USA	$62,824	—	$51,123	—	$42,131	—
Kansas	$58,763	93.5%	$46,387	90.7%	$39,827	94.5%
Sedgwick County	$56,690	90.2%	$43,968	86.0%	$37,970	90.1%
Valley Center	**$57,064**	**90.8%**	**$44,990**	**88.0%**	**$42,083**	**99.9%**

Gender Wage Gap This country, along with most of the world, has long had a significant gap between what males earn versus what females earn. Some of the wage gap is accounted for by factors such as differences in educational attainment, work experience, and family caregiver responsibilities. However, gender discrimination is also still a major factor, including segregation of women into lower-paying jobs, and outright wage discrimination.

Based on the *2018-2022 ACS* data in the table above, nationally, the wage gap between men and women was **18.6%**—that is, on average, full-time working women earned 81.4% of what full-time working men earned. In Kansas, the gap was 2.4 points worse at **21.1%**, worse in Sedgwick County at **22.4%,** and in Valley Center it was similar to the state average at **21.2%. A typical full-time working woman in Valley Center earns about 78.8% of what a typical full-time working man earns.**

Retaining young talent is one of the most important ways a community can secure its economic future, and aggressively attacking the wage gap is one of the best ways to hang on to young educated workers. Young college-educated women in particular are inclined to leave places where the wage gap is notably high.

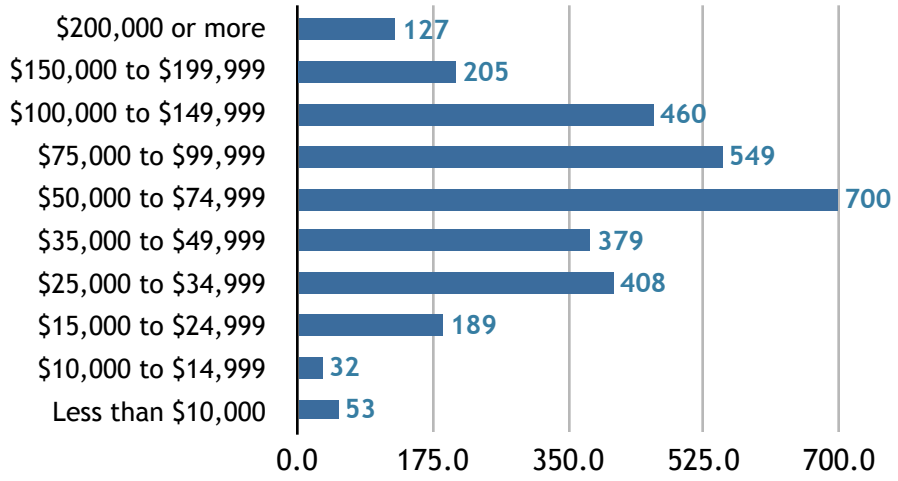
Median Household Income

Valley Center's average household income is higher than that for the county or state. However, many of Valley Center's non-family households, which include people living alone, are surviving on an extremely low income.

	Median Household Income		
	Family	Non-family	All Households
United States	$92,646	$45,134	$75,149
Kansas	$89,535	$40,520	$69,747
Sedgwick County	$82,858	$38,089	$65,372
Valley Center	**$81,029**	**$28,385**	**$70,531**

Annual Household Income & Benefits

Out of 3,102 households in Valley Center, annual household income and benefits were distributed as shown in the graph below. The bars indicate the number of households in each income range, with incomes shown in 2022 inflation-adjusted dollars.



Types of Employment

Out of an estimated 2022 population of 8,448 people in the City of Valley Center, there were 5,806 people who were 16 years of age and older. Of those 16 and up, 3,705 were in the labor force (63.8%), and 2,101 (36.2%) were not in the labor force. Of the 63.8% of Valley Center's population who were 16 or older and in the labor force, 3,397 (58.5%) were employed civilians, and 308 (5.3%) were unemployed.

The following three tables show data from the *2018-2022 ACS* for Valley Center's 3,397 employed civilians 16 years of age and older—by occupational category, by the class of worker, and by the industry in which they were employed.

Occupational Category	Persons	%
Management, business, science, and arts	1,529	45.0%
Service	592	17.4%
Sales and office	480	14.1%
Natural resources, construction, & maintenance	479	14.1%
Production, transportation, & material moving	317	9.3%

Class of Worker	Persons	%
Private wage, salary, and commission	2,639	77.7%
Government workers (working for federal, foreign, international, tribal, state or local government)	553	16.3%
Self-employed (in own not-incorporated business)	197	5.8%
Unpaid family workers	8	0.2%

Industry in which Employed	Persons	%
Educational services, and health care and social assistance	1,132	33.3%
Manufacturing	381	11.2%
Retail trade	351	10.3%
Construction	322	9.5%
Arts, entertainment, and recreation, and accommodation and food services	258	7.6%
Other services, except public administration	206	6.1%
Professional, scientific, and management, and administrative and waste management services	192	5.7%
Finance and insurance, and real estate and rental and leasing	148	4.4%
Wholesale trade	126	3.7%
Transportation and warehousing, and utilities	112	3.3%
Public administration	95	2.8%
Information	68	2.0%
Agriculture, forestry, fishing and hunting, and mining	6	0.2%

Major local employers in the Valley Center area are shown in the following table, along with the approximate number of local employees as of the fall of 2024.

Major Local Employers	Product or Activity	Estimated Number of Employees (as of 2024)
City of Valley Center	Government / Municipal Services	50
USD 262	Education	400
National Plastics Color	color additives & pigment production	101
Builders FirstSource	building materials production & supply	96 FT, 6 Temp
Hornet Cutting Systems	plasma, laser, oxy-fuel & water jet cutting	20
Valley Print Logistics	scanning, printing, mailing, promotional products & fulfillment	49 FT, 7 PT

Many **other employment opportunities** are provided in Valley Center by a wide variety of smaller businesses and organizations.

Unemployment

The Census defines the **labor force** as those civilians, 16 years old or older, who are employed or seeking employment. The **unemployment rate** is the percent of people *in the labor force* who are unemployed—a ratio which only includes those working or *actively looking* for work; it excludes retirees, full-time homemakers, and full-time students, among others.

Unemployment Rate *(2018-2022 ACS)*			
United States	5.3%	Sedgwick County	5.3%
Kansas	4.0%	**Valley Center**	**8.3%**

According to the *2018-2022 American Community Survey 5-Year Estimates*, Valley Center's unemployment rate is extraordinarily high—a full three points higher than the national average.

The percentages of "unemployed civilians" shown in the table below **include** people who are *not* actively looking for work, such as students, homemakers and retirees.

Employment	Valley Center		Sedgwick County		Kansas	
	Persons	%	Persons	%	Persons	%
Population 16 years of age and over	5,806	100.0%	406,318	100.0%	2,315,454	100.0%
• Civilian labor force	3,705	63.8%	265,267	65.3%	1,513,506	65.4%
Employed / civilian	*3,397*	*58.5%*	*251,132*	*61.8%*	*1,452,870*	*62.7%*
Unemployed civilians	308	*5.3%*	*14,135*	*3.5%*	*60,636*	*2.6%*
• Military labor force	0	0.00%	3,265	0.80%	20,203	0.87%
• Not in labor force	2,101	36.2%	137,786	33.9%	781,745	33.8%

Out of the 5,806 people in the City of Valley Center who were 16 years old or older, **36.2% were not in the labor force**, compared to **33.8% in Kansas.** People in this category are typically retired, disabled, full-time students, or full-time homemakers.

Poverty

The Census uses federal poverty guidelines to determine poverty levels. Another indicator often used to estimate the degree of poverty in a community is the rate of health insurance coverage. As with many such indicators, the numbers are most useful when compared to similar data for other geographic areas.

The following table shows percentages of people whose income in the previous 12 months was below the federal poverty level, as well as rates of health insurance coverage for the civilian non-institutionalized population. Information is from the *2018-2022 American Community Survey 5-Year Estimates*.

	Poverty Rates		Health Insurance Coverage (% of civilian non-institutionalized population)	
	All Families	All People	With	Without
United States	8.8%	12.5%	91.3%	8.7%
Kansas	7.6%	11.6%	91.1%	8.9%
Sedgwick County	9.3%	13.7%	89.1%	10.9%
Valley Center	**1.9%**	**2.3%**	**96.1%**	**3.9%**

Valley Center's poverty rates for both all families and for all people are much lower than those for the nation, state, or county. People living outside a family support structure typically endure higher rates of poverty than people living within a family, and that is also the case in Valley Center.

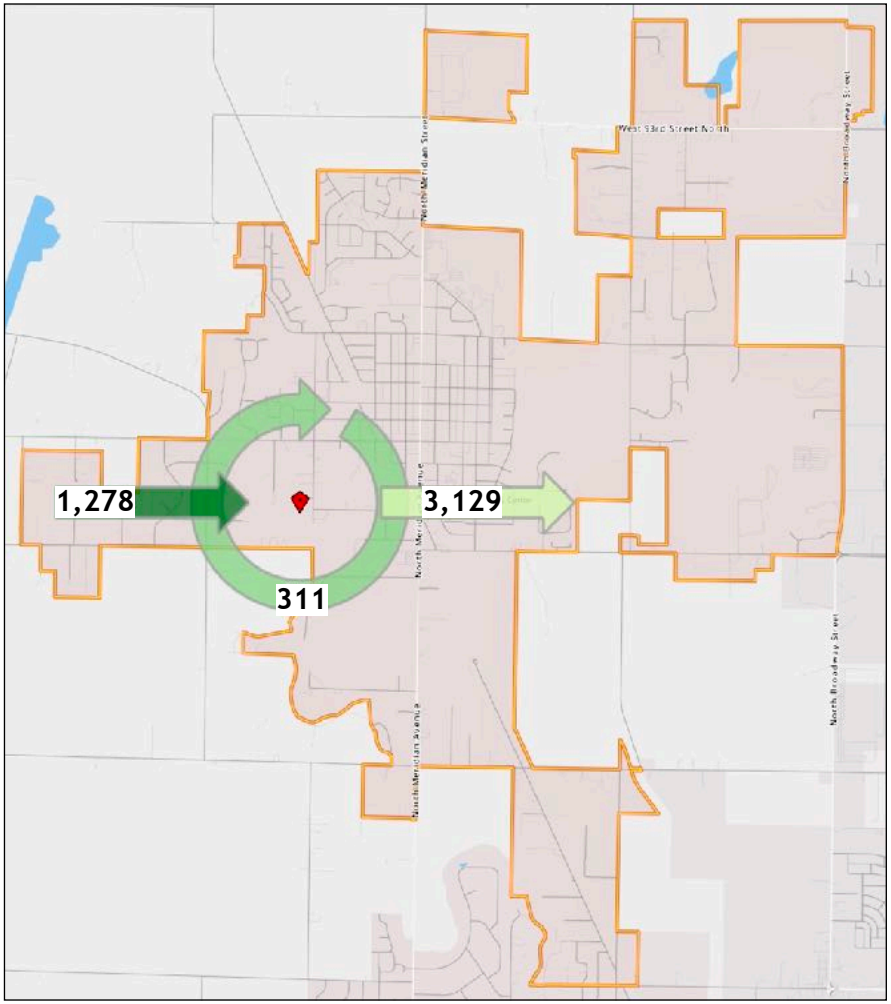
The percentage of Valley Center's population that has **health insurance coverage is notably higher** than that for the nation, state, or county.

Commuting

Based on data from the *2018-2022 American Community Survey 5-year estimates, t*he 3,387 workers living in Valley Center who are 16 years old or older, commuted to work as shown in the following table. The **mean travel time to work** for them was **25.3 minutes**.

Commuting	Persons	%
Drove in car, truck or van—alone	2,842	83.9%
Drove in car, truck or van—carpooled	257	7.6%
Worked from home	150	4.4%
Walked	102	3.0%
Other means	36	1.1%
Public transportation (excluding taxicab)	0	0.0%

As is typical for rural Kansas communities, most people commute by vehicle, alone. Note, much of this information was collected during the 2020 Covid pandemic lockdown, which resulted in far more people working from home than had previously been common.



Inflow / Outflow Job Counts Based on 2021 Census data on all jobs, 1,589 people were employed within the City Limits of Valley Center. Of those, 311 (9.0%) people both live and work in the city, and 1,278 (80.4%) commute into the city from elsewhere.

Out of the 3,440 people *living* in Valley Center, 3,129 (91.0%) commute out of the city to work elsewhere.

This pattern reflects Valley Center's status as a rural city which functions both as a local employment center, and as a bedroom community for the larger area economy.

Local Debt

Kansas debt limitation statutes *(K.S.A. 10-308 et seq.)* limit a city's allowable debt to 30% of its assessed valuation. Bonds dedicated to certain utilities projects—such as water, sewer, storm sewer, or electrical improvements—are exempt from being included in calculations of a city's debt limit.

As of October 2024, the City of Valley Center had $70,945,000 in outstanding debt, and $60,620,297 of that amount was exempt. The City's 2024 estimated total tangible assessed valuation, including that for motor vehicles, was $85,443,300.

Valley Center is currently using 12.08% of its 30% debt limitation, leaving $15,308,288 for future bonded indebtedness under the statutory limitation, to carry out the growth policies of the City.

City of Valley Center Bond Indebtedness	Amount as of Sept. 2024	Retirement
Series 2016-1 General Obligation Bonds	$3,210,000	2036
Series 2017-1 General Obligation Refunding Bonds	$1,515,000	2032
Series 2018-1 General Obligation Bonds	$1,340,000	2038
Series 2019-1 General Obligation Bonds	$3,415,000	2039
Series 2020-1 General Obligation Bonds	$4,200,000	2044
Series 2020-2 General Obligation Refunding Bonds	$4,460,000	2033
Series 2024-1 General Obligation Bonds	$5,635,000	2044
Series 2022-2 Taxable General Obligation Temp	$855,000	2025
Series 2023-1 General Obligation Temp Notes	$26,370,000	2025
Series 2024-1 General Obligation Temp Notes	$19,945,000	2027
TOTAL BOND DEBT	**$70,945,000**	—

Local Tax Levies

Property tax rates are expressed in mills, or tax dollars due per one thousand dollars of the assessed valuation of property. Assessed value is substantially lower than market value.

In Sedgwick County, half of the taxes levied on an assessment made in one year is due in December of that year, and half is due the following May.

The amount of taxes paid should always be judged against the value received.

- The property tax levy to the **State of Kansas** pays for educational and institutional building funds.
- **Sedgwick County** taxes pay for County government and facilities, elections, county courts, road and bridge maintenance, health services, senior citizen services, youth services, mental health services, economic development, noxious weed control, Wichita State University program development, and the Extension Service, among other purposes.
- **City of Valley Center** property taxes pay for City government and facilities, Police and Fire Department services, parks, municipal court, building inspections and code enforcement, economic development, and the municipal Cemetery.
- **Valley Center School District (USD 262)** property taxes pay for capital improvements to school facilities and bond repayments, as well as the Valley Center Recreation Commission's programs and services.

The following table shows the official 2023 ad valorem tax levies for property owners in the City of Valley Center. Tax levy information for Sedgwick County properties is available online.

2023 Property Tax Levy	in mills
State of Kansas	1.500
Sedgwick County	28.988
Valley Center USD 262	58.608
Valley Center Recreation Commission	6.990
Subtotal	*96.086*
City of Valley Center	—
General	22.478
Bond & Interest	14.115
Employee Benefits	12.957
Library	4.331
Emergency Equipment	0.963
Subtotal	*54.844*
2023 Total Mill Levy	***150.930***

The 2023 City of Valley Center total mill levy of 150.930 was 0.188 mills lower than the 2022 rate of 151.118.

The 2023 assessed valuation of property in Valley Center was $69,918,288. Applying the 2023 total mill levy of 150.930 mills would produce total property taxes of $10,552,767, to be paid from Valley Center property owners in late 2023 and early 2024, to the State of Kansas, Sedgwick County, USD 262, and the City of Valley Center.

Tax Rates of Comparable Cities

The following table compares Valley Center's property tax rate to those of other Sedgwick County cities with a similar population. The levies shown include state, county, city and school district property taxes. The most recent data available for this comparison is from 2023, for taxes collected in 2023 and 2024.

In the chart below, cities are listed in order of the size of their 2020 population, from largest to smallest.

Comparable Kansas Cities	2020 Population	Assessed Tangible Valuation	Total 2023 City Levy in mills
Haysville	11,262	$84,549,085	147.086
Park City	8,333	$133,616,933	144.268
Bel Aire	8,262	$101,639,907	144.486
Valley Center	**7,340**	**$69,918,288**	**150.930**
Mulvane	6,286	$47,224,004	150.173
Maize	5,735	$85,711,969	154.333
Goddard	5,084	$66,864,632	134.562
Kechi	2,217	$30,141,123	139.038

In relation to these comparable Sedgwick County cities, Valley Center had the fourth highest population, the fifth highest assessed valuation, and the second highest mill levy. However, the mill levies for these cities cover a spread of less than 20 points, which means they are *all* fairly comparable.

Compared to those of similar cities, property taxes for Valley Center's residents appear to be neither unusually high nor unusually low.

Public Perception of Tax Rates

When asked on the Community Questionnaire how they thought their property tax rates compared to services received, respondents answered as follows.

Do you think your local city, county & school district property tax rates, compared to services received, are:							
High		Reasonable		Low		Don't know	
330	51%	229	35%	21	3%	73	11%

Compared to typical responses to this question, a fairly high percentage of Valley Center residents think their taxes are reasonable—perhaps indicating local recognition of the value of the variety of governmental services they receive. Alternatively, people who judged their taxes to be reasonable or even low may have moved here from someplace that *really* has high taxes.

CHAPTER 4.
Transportation & Utilities

This chapter provides an overview of transportation options and utility services in Valley Center.

Transportation

A good transportation system impacts other community goals, including economic vitality and overall quality of life. A transportation system should serve community facilities, respond to both existing and future land use patterns, and support desired development.

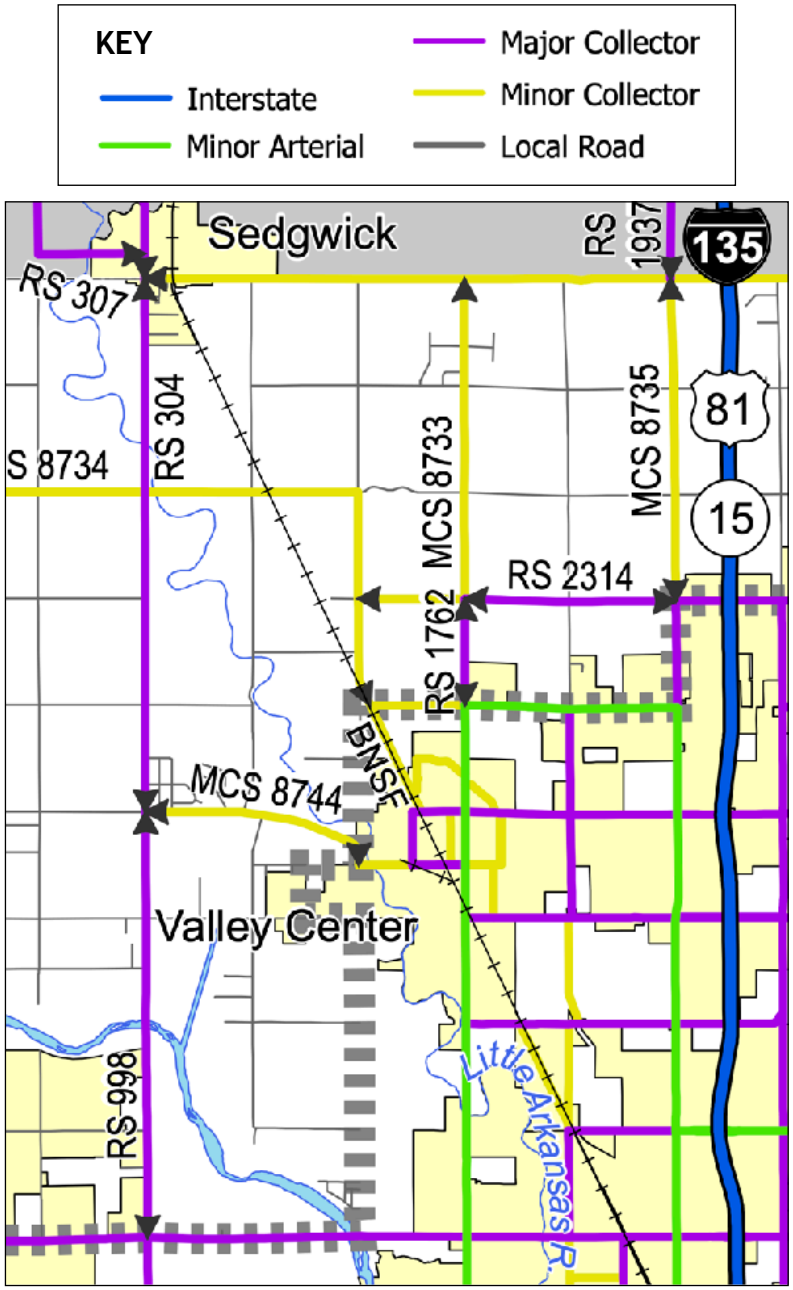
STREETS—FEDERAL FUNCTIONAL CLASSIFICATIONS

The roads in the Valley Center Planning Area are part of a nationwide system of federal street classifications, which are reviewed periodically, and revised as necessary to reflect changing conditions. Changes in a street's federal classification must be approved by the local County Commission.

Federal street classifications affect funding for road improvements. A street must be in the approved federally classified roadway system before projects on that roadway can receive federal transportation funding.

Maps showing federal functional street classifications for each county in the state are maintained by the Kansas Department of Transportation (KDOT), available online on KDOT's *County Roadway Functional Classification Maps* web page.

The adjacent excerpt from that map for Sedgwick County shows the **Federal Highway Administration's 5- to 10-year future functional classifications for the Valley Center Planning Area,** as of December 2014.



Streets are classified into a function-based hierarchy depending on how they balance traffic volume and speed against access to adjacent land uses.

- **Freeways and Expressways** are dedicated to high-speed traffic, typically providing no access at all to adjacent properties.
- **Arterials** maximize traffic flow and speed, but provide limited access to adjacent properties.
- **Collectors** balance flow and speed with access to adjacent properties.
- **Local Roads** reduce speed and traffic volume in order to maximize access.

More information on the federal functional street classifications can be found in the 2013 Federal Highway Administration report *Highway Functional Classification Concepts, Criteria and Procedures*.

Adjacent to the eastern boundary of the Valley Center Planning Area, **I-135** is the only street in the vicinity of Valley Center with a federal classification as an **Interstate**. KDOT traffic count maps for 2023 show that more than 24,000 vehicles travel this stretch of freeway each day.

In the Valley Center Planning Area, streets with federal classifications as **Minor Arterials** include:

- 93rd Street, from Meridian to Broadway
- Meridian, south from 93rd Street
- Broadway, south from 93rd Street

In or adjacent to the Valley Center Planning Area, east-to-west streets with federal classifications as **Major Collectors** include:

- 101st Street, east from Meridian
- 5th Street, east from Sheridan Avenue
- Main Street, from Sheridan Avenue to Meridian
- Ford Street, east from Meridian
- 69th Street, east from Meridian
- 61st Street, from Seneca to Broadway
- 53rd Street

In or adjacent to the Valley Center Planning Area, north-to-south streets with federal classifications as **Major Collectors** include:

- Ridge Road
- Sheridan Avenue, from 5th Street to Main Street
- Meridian, from 101st Street to 93rd Street
- Seneca Street, from 93rd Street to Ford Street
- Seneca Street, from 61st Street to 53rd Street
- Broadway, from 101st Street to 93rd Street

Shown in yellow, various other streets are classified as **Minor Collectors**.

On the KDOT map, any street which is not classified in one of the federal functional street categories is considered a **local street**.

PARKING

A vehicular circulation system must accommodate vehicles not only when they are traveling, but also when they are parked. Census data from the 2022 *American Community Survey* indicates that, for a population of 8,448 people, there are **currently at least 5,871 vehicles based in Valley Center**—an average of more than two vehicles for every three people.

- **Vehicles** Of the 3,102 occupied housing units in Valley Center, 327 (19.5%) had no vehicles available; 746 (24.0%) had one vehicle available; 1,162 (37.5%) had two; and 867 (27.9%) had three or more.

In older neighborhoods, streets were expected to support both traffic flow and shared on-street parking. Modern suburban developments often require off-street parking, and so devote less land to paved streets but more to driveways and garages.

Commercial Parking It is important to have adequate parking to support local businesses, but it is also important not to *overbuild* parking facilities. Too much land devoted to storing cars makes a neighborhood less walkable. Parking spaces and their associated aisles are surprisingly expensive to construct, and they generate runoff which adds significant load to stormwater management systems. Requiring every business to have its own dedicated parking spaces can exacerbate these costs, while shared public parking reduces them.

American small town main streets were traditionally designed to support shared on-street public parking. Though out of fashion in recent decades, this parking solution is now being recognized again as a valuable and cost-effective parking strategy.

Valley Center's historic downtown has on-street diagonal parking along a couple of blocks of Main Street, but the rest of the city's commercial areas are currently served by off-street parking lots.

2024 Aerial of downtown Valley Center

A **parking study** may be in order, to determine whether Valley Center's downtown could benefit from some on-street shared public parking. By reducing the amount of space dedicated to vehicle storage, more space could be dedicated to creating a pedestrian-friendly environment that would increase the economic vitality of downtown Valley Center, and provide more return on investment than redundant parking spaces do.

STREET DESIGN TYPES

Urban residential streets can be categorized as either gridiron or subdivision types. The **type of street** impacts the character of the neighborhood, the efficiency of traffic patterns, the provision of utilities, and how people live.

Gridiron streets form a grid of 90-degree intersections, creating rectilinear blocks, with **alleys** for utility and garage access.

Subdivision streets usually occur in neighborhoods platted in the 1950s or later. They typically incorporate a maze of curvilineal streets, T-intersections, and cul-de-sacs, while minimizing connections to the main street network. Rather than public alleys, they use a network of **easements** across private property to allow utility access. This street pattern creates neighborhoods that are extremely car-dependent, and are now becoming less desirable as more and more Americans recognize the value of walkable neighborhoods.

Valley Center's older neighborhoods have gridiron pattern streets. More recently platted subdivisions, north of 5th Street or west of Sheridan Avenue, have a scattering of cul-de-sacs and some other characteristics of subdivision-style streets, but have not carried the style to the extremes that cause chronic traffic jams at subdivision entries.

COMPLETE STREETS

The design philosophy of **complete streets** calls for utilizing the public rights-of-way to support safe and comfortable travel by *all* users, of all ages and abilities, including pedestrians and bicyclists as well as motorists.

Ideally, complete streets include wide sidewalks, with curb ramps and well-defined crosswalks. In downtown areas, streets may also have curb extensions with street trees, crosswalk medians for pedestrian refuge, attractive street and pedestrian lighting, and shared on-street parking with ADA spaces. Amenities might include shade and benches for pedestrians, bike racks and public art. Where appropriate, streets may include bike lanes or bike routes.

For more information on complete streets, see:

- National Complete Streets Coalition.
- USDOT's Pedestrian and Bicycle Information Center, for links to more resources on complete streets, pedestrian and bicycle facilities, e-scooters, e-bikes, and bike share programs.

Whenever the design or renovation of a right-of-way is part of a planning project, Planning and Zoning Board members and City Council members have the opportunity to incorporate complete streets principles. Each small project may allow only an incremental change in the City's overall transportation network—but over time, such incremental changes can accumulate, and have a profound effect on Valley Center's quality of life.

> *"The role of streets is to build communities, not the other way around."*
>
> *Gary Toth — Project for Public Spaces*

WALKABILITY

Valley Center's fairly rural location means its people will likely always be primarily dependent on vehicular transportation. Nevertheless, the community should still offer residents at least some neighborhoods that also support walkability.

Walkability is an important asset for enhancing quality of life and improving community health. Valley Center has the size, compactness, grid-type street layout, and block size that give it great potential as a very walkable community.

For people to *want* to walk, they need:

- a **safe surface** to walk on,
- a **comfortable environment** to walk in, and
- **destinations** to walk to.

Pedestrian pathway systems are most successful as a viable transportation alternative when they **connect residential neighborhoods to community destinations**, including schools, parks, churches, and downtown businesses.

Information on Walkability

These are links to two 2013 TED Talks by architect and urban planner Jeff Speck:

- The Walkable City offers economic, health and environmental reasons for building walkable communities.
- Four Ways to Make a City More Walkable discusses the four things a City needs to do to make people prefer walking over driving: a reason to walk, a safe place to walk, comfortable conditions to walk in, and things that make a walk interesting.

To improve future walkability in Valley Center, consider requiring any new **cul-de-sac streets that are platted to be designed in such a way that they allow for direct pedestrian and bicycle connections** linking cul-de-sacs to each other, and to the street grid.

VALLEY CENTER'S SIDEWALKS

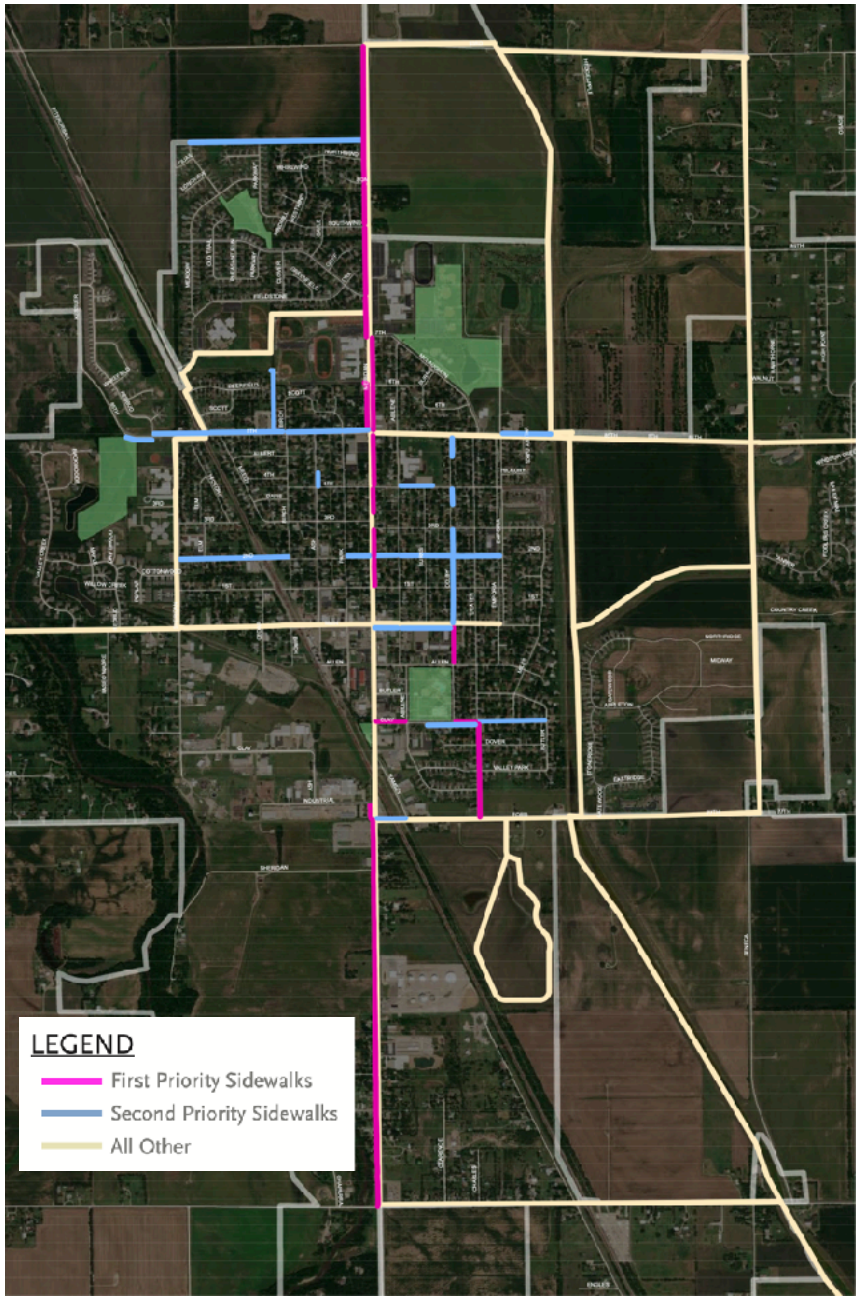
Typical residential & commercial sidewalks in Valley Center

Valley Center has worked hard in recent years to improve its sidewalk network. A sidewalk plan that was completed in 2013 was updated in the 2019 *Valley Center Pedestrian & Bicycle Facilities Master Plan Update*.

This Plan rated the condition of all the sidewalks in the city, on a scale from 1 (severely degraded sidewalks) to 5 (new sidewalks that met all accessibility guidelines). A rating of zero indicated areas where sidewalks were needed but did not exist.

A community input process asked people what destinations they would like to be able to walk or bike to, and where conflict points with vehicle traffic occurred. The impact of a potential route was then rated based on its proximity to destinations such as parks, civic centers, schools, churches, businesses, medical facilities, and residential neighborhoods.

Potential routes were then mapped, and prioritized through another round of public engagement. The Plan recommended a city loop trail, safe streets improvements, bike routes, a regional trail, and connected priority sidewalks. The Plan's proposed sidewalk routes are shown on the map on the next page.



Sidewalk Policy Valley Center's City Code (Chapter 11.16) addresses standards for sidewalk design, construction and repair. Adjacent property owners in the city are responsible for keeping public sidewalks in good repair and free of trip hazards. (See City Ordinance 1139.)

Valley Center's 2012 *Subdivision Regulations* address the conditions under which developers may be required to provide sidewalks and pedestrian ways in new developments. (See Section 16.07.03C.)

Sidewalk Funding There is no national standard for how sidewalk installation and repair projects are paid for. While public streets and parking areas are regularly funded with tax dollars, sidewalk funding is a patchwork of solutions that varies from city to city. Often, cities use either full municipal funding or a cost split program between the city and adjacent landowners.

The City of Valley Center utilizes a cost-split program called the *Sidewalk Incentive Program*. The City will pay half the cost for repair or replacement of a sidewalk, up to a maximum of $800 (or up to $1,600 for a corner lot), while the property owner pays the other half.

Cultural changes are making walkable neighborhoods more and more desirable, increasing the potential value of both residential and commercial properties in areas with good pedestrian infrastructure. Investment in sidewalks should be regarded as an investment in Valley Center's quality of life, and its future.

For more information on sidewalk funding possibilities, see the Federal Highway Administration's *Guide for Maintaining Pedestrian Facilities for Enhanced Safety Research Report*, which contains an overview of funding options.

BICYCLING FACILITIES

Infrastructure for bicycling is generally categorized as one of three types: bike paths, lanes, or routes.

A **bike path**, or multi-use path, is typically used by both pedestrians and bicyclists. It is usually 8 or 10 feet wide, paved, and separated from the street traffic way but built within the street right-of-way, or may be built along a drainage route.

A **bike lane** is typically 5 feet wide, and located on a street or its shoulder, between a motor vehicle traffic lane and the curb or road edge. It is usually identified with pavement markings, although in areas with heavier traffic, it may be protected by a line of bollards. In urban areas, a bike lane may occupy the space between on street parking and the curb, utilizing parked cars to protect bicyclists from vehicular traffic.

A **bike route** is designated with signs, on a street specifically intended for simultaneous use by both motor vehicles and bicycles. It may be identified with pavement markings, but is not striped as a dedicated bike lane.

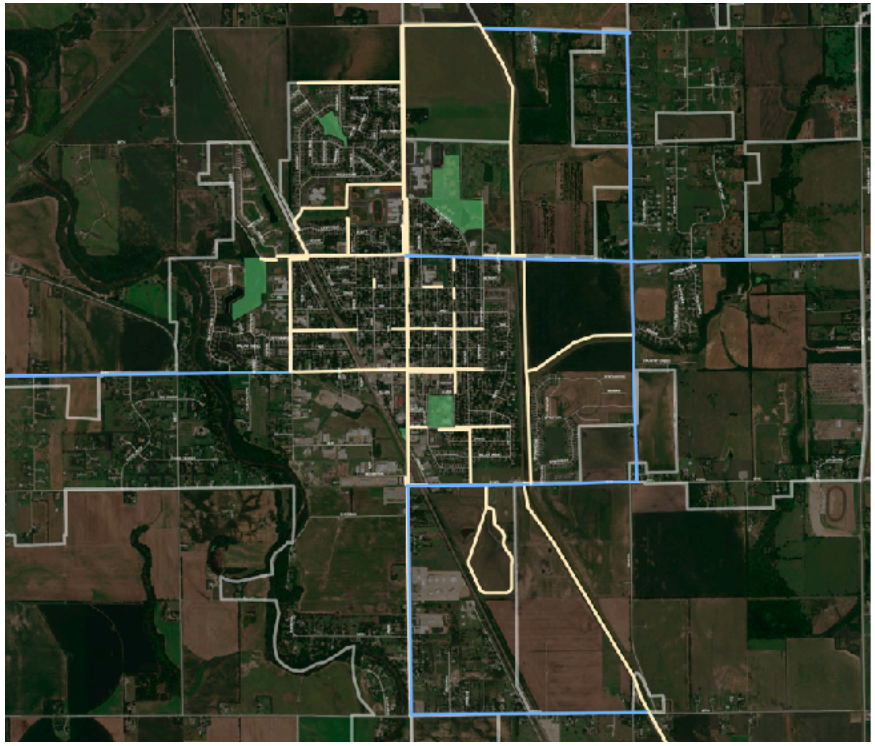
Bike Path

Dual Bicycle/Pedestrian Path

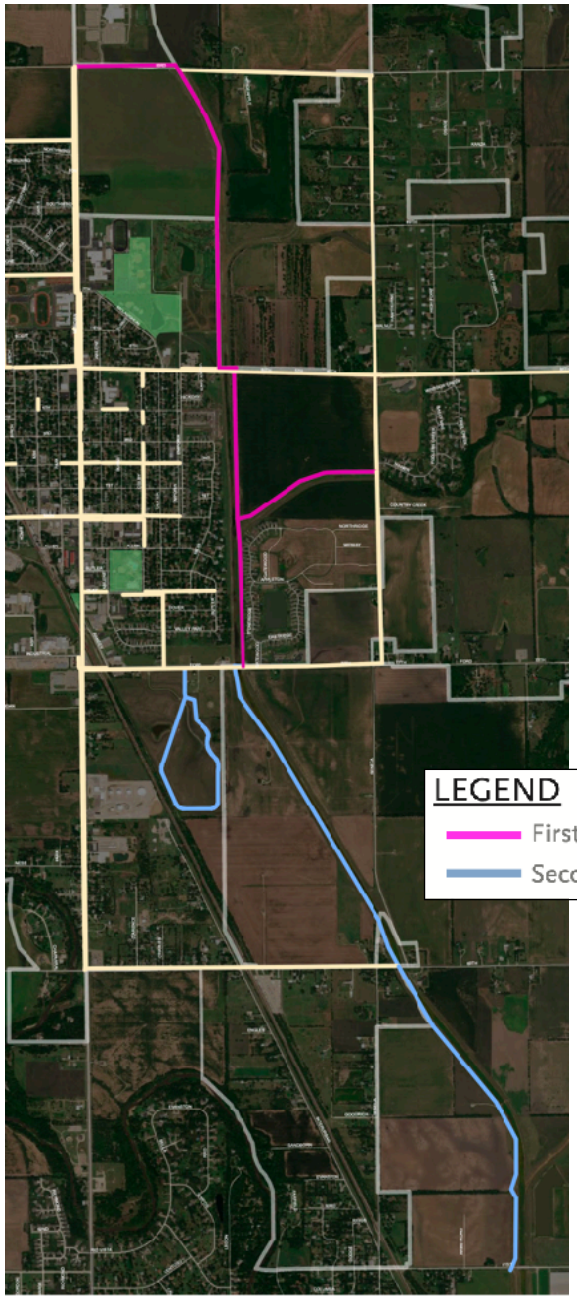
Bike Lane

Bike Route Signs

The City's 2019 *Valley Center Pedestrian & Bicycle Facilities Master Plan Update* mapped proposed bike routes, as well as bike paths defined as the "city loop trail", "multi-use trails", and a "regional trail".



Proposed Bike Routes (all second priority)



Bicycle racks should be available at local destinations, particularly at schools, parks, the Library, and downtown. The City of Valley Center has installed bike racks at a number of these destinations, but not all of the existing racks are of a functionally preferred design, or placed in ideal locations.

Any bike rack should meet functional requirements for proper two-point bicycle support, be lockable, and be constructed of low maintenance materials. **Avoid ribbon racks, spiral racks and schoolyard racks**, which do not provide effective support. Racks located along a sidewalk usually need a **crossbar in order to be compliant with ADA** vertical-element requirements.

The simplest rack design which meets these functional criteria is the inverted "U" type, with or without a crossbar. There are endless variations on the theme, and they can easily be customized to be unique to Valley Center.

Consider the option of selecting a **bike rack design** that can also be a marketing tool for the City, for use on public properties. As new racks are installed, or existing racks need to be replaced, use a customized "Valley Center standard" bike rack to begin establishing a consistent design style for the City's bike racks.

Visit the *Association of Pedestrian and Bicycle Professionals* website to find more information about bicycle rack design and installation standards.

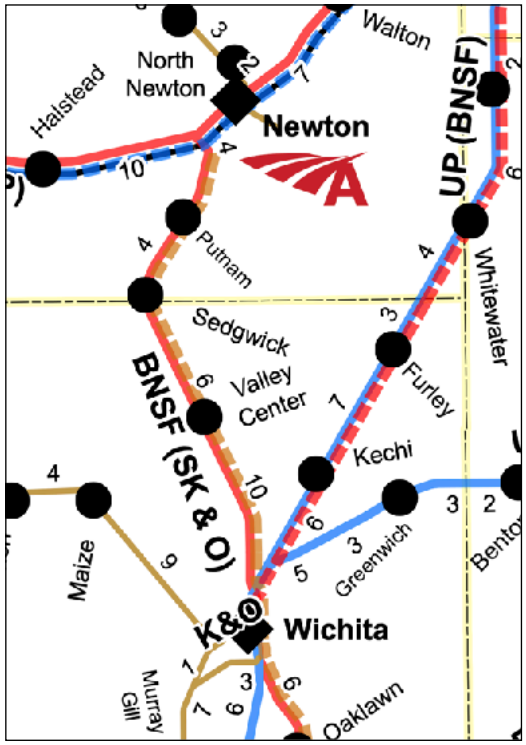
RAILROADS

BNSF Railway tracks run roughly south-southeast to north-northwest through the heart of Valley Center. The line is also used by the South Kansas & Oklahoma Railroad. The tracks through Valley Center run south to Wichita and north to Newton, connecting the community to the national rail system.

The main rail line through town is adjacent to the Kanza Coop grain elevators.

The nearest access to passenger rail service for Valley Center is available at the **AMTRAK** station in Newton, less than a 25-minute drive north, which is served by the Southwest Chief running from Chicago to Los Angeles.

KDOT is currently exploring plans to extend the route of the Heartland Flyer north to Newton. This would provide passenger rail service from Newton south to Oklahoma City and Fort Worth, Texas.



Excerpt from KDOT's Kansas Railroad Map 2024

AIRPORTS

Airline Travel Valley Center residents have good access to national and international air travel. The Wichita Dwight D. Eisenhower National Airport is less than a 20-minute drive away, on the south side of Wichita. It hosts six major airlines, including Alaska Airlines, Allegiant Air, American Airlines, Delta Air Lines, United Airlines and Southwest Airlines.

General Aviation There are a number of general aviation airports within about a half-hour's drive of Valley Center, including Colonel James Jabara Airport in Wichita, Newton City-County Airport, Lloyd Stearman Field in Benton, Augusta Municipal Airport, and Moundridge Municipal Airport.

PUBLIC TRANSIT

Public Transit There is no regularly scheduled city bus service or other public transit system in Valley Center. However, the Sedgwick County Department on Aging operates a low-cost door-to-door transportation service, available on a first come-first served basis. Rides are provided via taxi cabs, minibuses and vans, some of which are wheelchair accessible. Trips must be within Sedgwick County, and must be scheduled in advance. Intended primarily for the elderly or disabled, an application to determine eligibility and needs must be submitted before scheduling a trip. Information on the program is available from the *Sedgwick County Transportation Policies & Procedures* brochure.

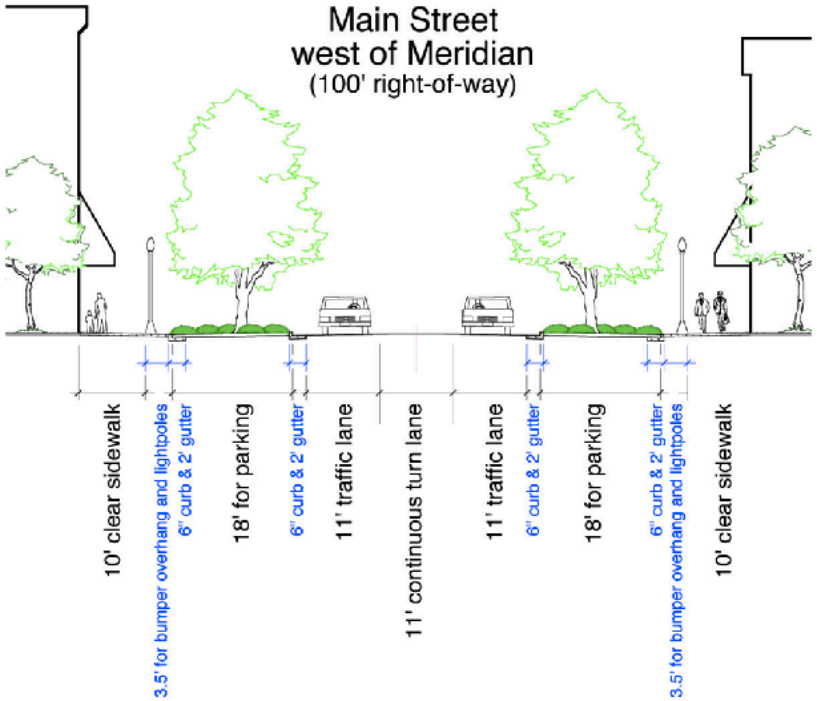
There is no **taxi service** located in Valley Center, although **rideshare** services such as Uber or Lyft may be available.

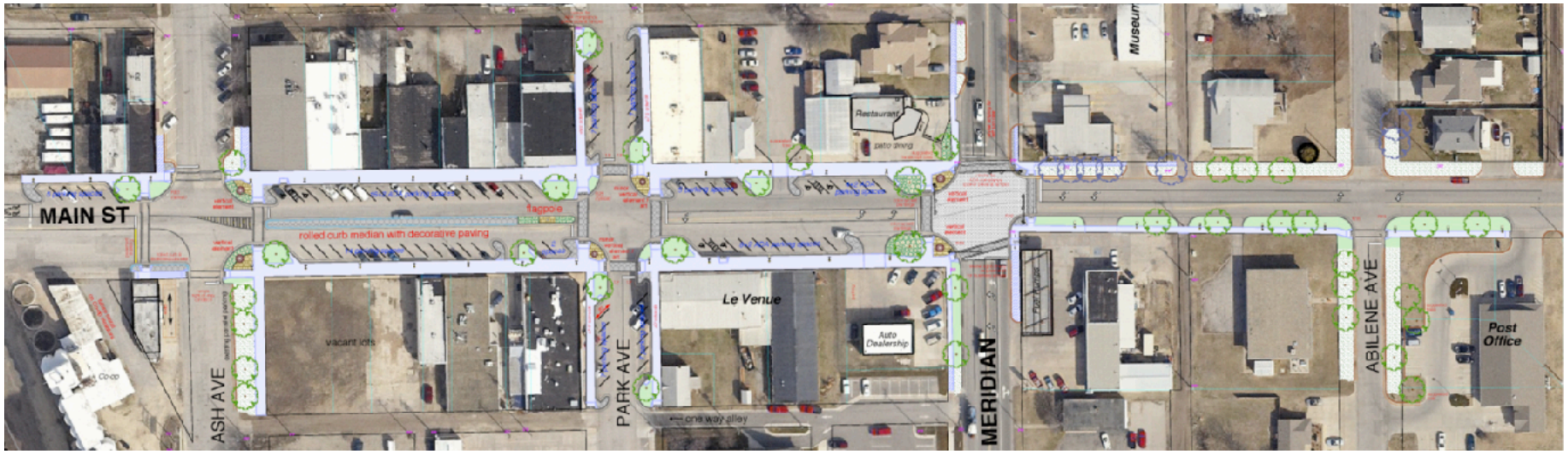
The nearest access to **intercity bus service** is in Wichita, through Greyhound Lines, Inc.

TRANSPORTATION SYSTEM GOALS

Streets

- Have a ***Downtown Parking Study*** completed, to evaluate parking availability versus both present and future parking needs.
- Consider pursuing implementation of a **downtown streetscape**, possibly utilizing the concept plans developed for Valley Center's 2009 "*Three Neighborhood Area Plans*", which proposed creating curb extensions at downtown intersections, to allow for street trees and wider sidewalks.
- Require any new **cul-de-sac streets** that are platted to allow for **direct pedestrian and bicycle connections** linking cul-de-sacs to each other, and to the street grid.
- Whenever **street lighting** improvement projects take place, work towards transitioning to full-cutoff, energy efficient LED lighting.
- Over time, implement **complete streets** principles to make Valley Center more walkable and bikeable.





Sidewalks

- Continue to pursue implementation of Valley Center's 2019 *Valley Center Pedestrian & Bicycle Facilities Master Plan Update*.
- Proactively identify existing sidewalks in need of repair or replacement.
- Require all new developments to include sidewalks and ADA curb ramps.
- Pursue support from KDOT's School Zone Program to install new and better **signage and crosswalks** within two blocks of schools.
- Pursue funding from KDOT's Safe Routes to School program for Planning and Programming (P&P) Grants to promote walking, biking, and rolling to school using policies, programs, and projects.

Bicycling Facilities

- Continue to pursue implementation of Valley Center's 2019 *Valley Center Pedestrian & Bicycle Facilities Master Plan Update*.
- Develop the proposed network of bike trails and bike routes in Valley Center and its Planning Area.
- Select a **bike rack design** for Valley Center that provides two-point support, is lockable, is constructed of low maintenance materials, and meets ADA requirements. Ideally, it should also incorporate a customized Valley Center logo.
- Continue to install secure **bicycle racks** at local destinations where they are needed, and prioritize a replacement schedule for older non-standard racks.

  Explore federal grants and other **funding** sources to help finance development of the bicycle network.

Utilities

A community's long-term success depends very much on the caliber of its infrastructure and utilities. Dependable and cost-effective utility services are essential, both to maintain a high quality of life for current residents, and to support future growth.

The City of Valley Center provides **water distribution, wastewater collection and treatment,** and **trash collection** services as municipal utilities. Electricity, natural gas, and telephone and internet services are available from corporate providers.

City staff administers billing services for municipal utilities. Valley Center's utilities operations are and should remain self-supported, and funded by user fees.

POLICIES

Standards and procedures for installation and maintenance of utilities should be regularly reviewed, and updated as necessary, to reflect both changes in technology, and changes in public expectations for environmental responsiveness.

Policies on the placement of structures, fences and vegetation in **utility and drainage easements** should be periodically reviewed, and amended as necessary. Such policies should always be rigorously enforced.

Overhead Lines There is growing public awareness of the visual impact and sometimes noise made by utility equipment, and an increasing public expectation that electrical and communications lines should be installed underground. Though underground utilities are more costly to install, they are far less prone to service outages during inclement weather, and can reduce long-term maintenance costs.

The City requires new developments in Valley Center to have electrical and communications utility lines buried underground. Valley Center currently has no plans to bury any existing overhead lines, nor is there any City incentive program to encourage property owners to have their personal supply lines buried.

Mapping Good maps of municipal utility systems are an essential tool for efficient coordination of maintenance activities, and an indispensable asset in long-term planning. Maps of Valley Center's water and sewer lines were last updated in July 2024, and the map of the City's stormwater drainage system was last updated in January of 2024.

Agreement to Not Protest Annexation Cities often have a policy which requires that any landowner who wants to have property outside the City Limits served by municipal utilities must first agree in writing that they will not protest if the City later chooses to annex the property. This is generally described as a *No Protest Agreement*.

The City of Valley Center currently does not require such agreements. If requested, the City will typically provide municipal water and sewer services to properties outside the City Limits. While Valley Center's utilities *operations* are funded by user fees, those fees do not typically support construction or capital improvement costs. Therefore, utility customers outside the City Limits, who do not pay City taxes, are required to pay a higher rate for service than residents inside the City.

Consider establishing a City policy requiring landowners that are outside the City Limits—both of individual properties and in new subdivisions— to either be annexed or to sign a *No Protest Agreement*, in order to be connected to the Valley Center water distribution or sewer system.

WATER SUPPLY & DISTRIBUTION

Valley Center's water supply originates in nearby wells, some owned by Valley Center and some owned by Wichita, as well as from Cheney Reservoir. Currently, that water is pumped to a treatment plant in Wichita, and then the treated water is sent back to Valley Center where it is pumped into a 750,000 gallon elevated water storage tank. The height of the water tower provides the water pressure to distribute water via gravity flow through mains and supply lines throughout the community.

Valley Center water tower

Water Treatment Facilities

As of late 2024, the City of Valley Center still sells its own untreated well water to the City of Wichita, and then purchases treated water back for distribution to Valley Center residents.

However, Valley Center is in the process of constructing a **new water treatment facility of its own** at 540 West Industrial Street, in the Industrial Park, which is expected to be operational by 2027. The new $19 million facility is designed to treat 1.4 million gallons of water a day, with a capacity to expand to 2 million gallons per day in future.

Valley Center's new water treatment plant is not intended to eliminate the community's reliance on Wichita water, but rather to reduce that reliance. The plant will supplement water supplied by Wichita, particularly during peak usage times in the summer, when Wichita's cost per gallon is very high. Although Valley Center will continue to purchase some water from Wichita, overall water costs for residents should be significantly reduced.

The current Wichita water treatment plant serves over 500,000 Kansans in the Wichita region, and is over 80 years old. But the City of Wichita is also in the process of constructing a new Water Treatment Facility, better able to meet the area's future water quality and quantity challenges. Located at 21st Street and Hoover Road, the $500 million plant is expected to begin operations in 2025, and will be able to treat 120 million gallons of water per day.

With construction of these two plants, Valley Center is assured of a high quality water supply for many years to come.

Water Distribution System

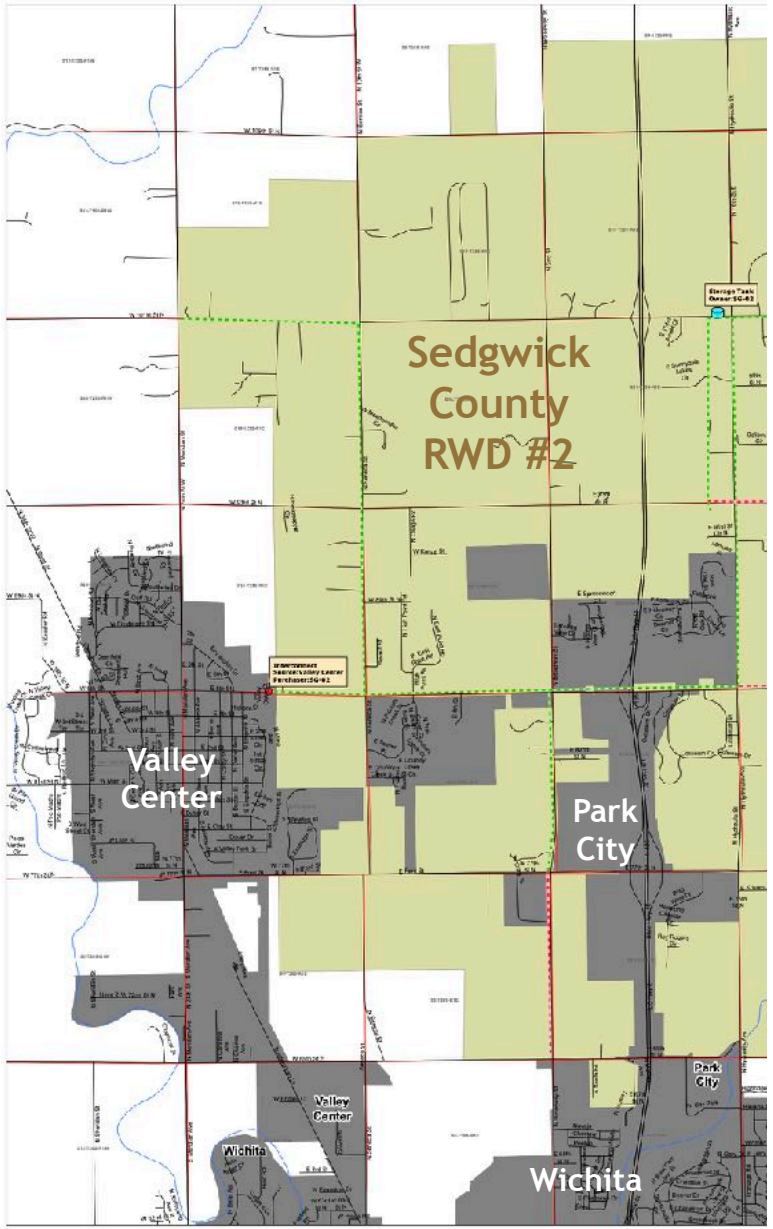
Valley Center's water distribution system consists of nearly 265,000 feet of water mains, a booster station, and over 800 valves. Water mains are constructed of cast iron, PVC, or HDPE, in sizes ranging from 4 inches to 16 inches in diameter. The distribution system carries clean water from the Valley Center water tower to several thousand residential, institutional, commercial and industrial service customers, including many in Sedgwick County Rural Water District #2.

Some of Valley Center's water distribution pipes are fairly new, but others are many decades old. As pipes age, they may experience cracking. The City has several thousand feet of older water mains that need to be replaced. Several mains which are currently dead ends need to be looped, to provide essential redundancy in the supply system.

Dedicate an annual budget for ongoing maintenance of the water distribution system, and plan to replace a portion of the oldest pipes in the system each year—especially lead and copper service lines, and undersized main lines.

The water distribution system also supports all of the City's **fire hydrants**, which are flushed and tested annually, and maintained by the Public Works Department.

Many rural residents in the eastern parts of Valley Center and its Planning Area are served by Sedgwick County Rural Water District #2. Alternatively, rural residents may maintain private water wells, which are regulated by Sedgwick County's Metropolitan Area Building and Construction Department and must also meet state KDHE requirements.



Excerpt from map of Sedgwick County Rural Water District #2

WASTEWATER COLLECTION & TREATMENT

The City of Valley Center provides wastewater collection and treatment as a municipal service.

A gravity flow sewer system conveys wastewater by gravity, through pipes installed with sufficient slope to keep the suspended solids moving through the system. This is why Wastewater Treatment Plants are located as far downslope from urban development as can be economically managed.

Where local topography limits the option of gravity flow, **lift stations** must be employed to pump the sewage from the low point in the system up to another gravity line. Lift stations are expensive to construct and maintain, so when possible, development within the system's existing gravity flow limits is preferable to development which requires a new lift station.

Built in 1979, **Valley Center's Wastewater Treatment Plant** is located on an 11.4 acre site at the south end of Sheridan Avenue, adjacent to and just east of the Little Arkansas River. The City's sewer system operates primarily by gravity flow, but also incorporates **six lift stations** at various locations.

The Wastewater Treatment Plant utilizes an extended aeration system to treat sewage. Its facilities include a 100-foot diameter orbital aeration tank, two 55-foot diameter settling clarifiers, an ultraviolet disinfection treatment facility, and a cascading system that oxygenates the cleaned water before it is discharged into the Little Arkansas River.

Sewage must be treated to the point that effluent meets or exceeds strict permit requirements prescribed by the Kansas Department of Health and Environment, and the federal Environmental Protection Agency. Valley Center's wastewater treatment system is regularly monitored for compliance.

The waste treatment process achieves excellent removal of solids, at rates of 97% to 99%. Sludge that is removed from the sewage is stored in two 85,000 gallon storage tanks, where it is allowed to settle and thicken before being hauled away.

Aerial — Valley Center's Wastewater Treatment plant

A community's wastewater treatment facilities must be able to handle not only the waste typically produced by its own residents, but also the load created by bussed-in students and workers who commute into the city, as well as wastewater generated by local industry.

Valley Center's Wastewater Treatment Plant has a maximum design capacity of 750,000 gallons of sewage per day, and has the potential to expand to treat up to 1,500,000 gallons per day.

The City's Wastewater Treatment Plant currently treats about 135 million gallons a year, or an average of approximately 370,000 gallons per day. What may appear to be excess capacity is actually essential, however, in order to handle peak loads and expected growth of the city's population.

Valley Center's Wastewater Treatment Plant has enough capacity to support likely population growth during the 10-year length of the Planning Period.

As **sewer lines** wear out, cracks allow tree roots to grow into the pipes, causing blockages. Waste may leak out and contaminate groundwater. Stormwater infiltration into the system also occurs, which increases the volume of influent the Wastewater Treatment Plant must treat, therefore increasing its operational costs.

Once, replacing a sewer line involved digging a trench along the entire length of the existing pipe, then replacing the deficient pipe piece by piece, or building a new sewer pipe parallel to the old one in order to maintain service. Modern **trenchless sewer rehabilitation** techniques use the existing pipe as a host for a new pipe or liner, and can correct deficiencies with much less disturbance and environmental disruption.

Valley Center's network of sewage collection pipes vary in age. The City will eventually need to fund and develop an ongoing program to begin replacement of the oldest parts of the system, as segments reach the point where it is more cost-effective to replace them than to maintain them. Some sewer mains will likely need to be upsized.

The City of Valley Center contracts with a private firm which utilizes cameras to examine the City's sewage lines for clogs or breaks, and cleans the sewer lines.

Within the 10-year span of this Plan, the City of Valley Center will need to make some essential repairs and upgrades to the community's sewage treatment facilities.

- Replace and upgrade the aeration basin at the Wastewater Treatment Plant
- Replace and upgrade the aging Abilene Avenue vacuum prime lift station with a larger submersible lift station capable of meeting increasing demand

Rural Sewage Disposal Many properties, both within the City Limits and in the Planning Area, are beyond the reach of the municipal sanitary sewer system. They must deal with sewage disposal on their own sites, utilizing septic tanks, leach fields, or sewage lagoons. Private residential sewage disposal systems inside the City Limits are regulated by the Public Works Department, while those in the Planning Area outside the city are regulated by the Sedgwick County Metropolitan Area Building and Construction Department.

Even though it is a code violation for very good reasons, some people connect their personal downspouts or basement sump pumps to a sanitary sewer line. Consider establishing a public education program to make sure people understand that they should not do so, and why.

SOLID WASTE DISPOSAL

The City of Valley Center provides solid waste disposal and recycling services to city residents as a municipal utility. Currently the City contracts with the private company *Waste Connections of Wichita* to provide waste disposal services inside the city. Disposal services in the Planning Area are privately arranged, and available from a variety of private companies.

Trash collected in Valley Center is taken to Waste Connections' *Wichita Transfer Station*, located at K-96 and West Street. There, trash is consolidated and eventually transferred to either the Plumb Thicket Landfill in Harper County, or the Red Carpet Landfill in Oklahoma.

The City of Valley Center has a **no-burning ordinance** (See *Municipal Code Chapter 9.43*), which prohibits burning solid waste, except with a written permit from the City Fire Department.

Composting The City of Valley Center owns and operates a Brush and Compost Site, located north of Clay Street in the Industrial Park. The entrance is at the intersection of Clay Street and Ash Avenue. City residents can bring brush, grass, leaves, and other yard waste for composting. Christmas trees at the end of the year can also be recycled. The compost and mulch that results is free for residents to pick up and use.

Household hazardous waste disposal for Sedgwick County residents is available at the Sedgwick County Household Hazardous Waste Facility located at 801 Stillwell in Wichita, near Kellogg and Seneca. The facility accepts paint, aerosols, batteries, used oil, gasoline, antifreeze, pesticides, herbicides, garden chemicals, household cleaners, fluorescent bulbs, propane, and unwanted medications.

ELECTRICITY & NATURAL GAS

Currently, in the city and in the Planning Area, **electrical power** is provided and the distribution system is maintained by the public utility company Evergy.

It is the City's intent to eventually municipalize the community's electrical system. This would not involve building a municipal power generation facility, but instead would mean that City staff would purchase power off the grid, which would then be distributed via Evergy's existing distribution system. Having City staff handle administrative tasks and negotiate for lower-cost sources of power would result in reduced electricity costs for local residents.

In the city and in the Planning Area, **natural gas** is provided and the distribution system is maintained by the public utility company Kansas Gas Service. Gas lines are currently in good condition.

All public utility companies are regulated by the Kansas Corporation Commission.

COMMUNICATIONS SERVICES

A variety of publicly regulated private communications companies—including IdeaTek, AT&T, and Cox Communications—provide services in Valley Center, including both hardwired and wireless phone service, cable TV service, and internet service. Such companies normally maintain continuing short and long-range facility planning programs.

UTILITIES GOALS

Policies

- Pursue opportunities to transition City facilities to use of **sustainable energy.**
- Regularly review and update standards and procedures for installation and maintenance of utilities, to reflect changes in technology and in environmental expectations.
- Regularly review and rigorously enforce policies on the placement of structures, fences and vegetation in **utility and drainage easements**.
- Establish a policy requiring landowners of properties outside the City Limits to sign a ***No Protest Agreement*** in order to connect to Valley Center's municipal utilities.
- Develop a long-term plan to put existing **overhead utility lines** in Valley Center underground, including an incentive program to encourage property owners to have their supply lines buried.

Water

- Complete the new Valley Center **water treatment facility , and begin operations**.
- Establish a budget line item to **replace a percentage of outworn water distribution lines each year,** especially lead and copper service lines, and undersized main lines.
- Replace mains, valves and hydrants as needed.

Wastewater

- Replace and upgrade the aeration basin at the Wastewater Treatment Plant.
- Replace and upgrade the aging Abilene Avenue vacuum prime lift station with a larger submersible lift station capable of meeting increasing demand.
- Fund and develop an ongoing program to begin replacement or relining of the oldest parts of the sewage collection system.
- Establish a public education program to make sure people understand that they should not connect downspouts or basement sump pumps to a sanitary sewer line.

Electricity

- Municipalize Valley Center's electrical system, with power purchased off the grid by City staff, and distributed via Evergy's existing distribution system.

Stormwater Management

When precipitation occurs too rapidly to be absorbed by plants and soil, water runs off the surface of the land and flows down to streams, rivers, or lakes. While this is a natural process, development creates large expanses of impervious surfaces (roofs, streets, parking lots, and so on) which may generate far more runoff than natural systems can handle.

Excess runoff can cause localized flooding. It can collect trash and other pollutants and transport them into natural waterways. It can erode river banks and scour stream beds, depositing so much sediment in ponds and lakes that they have to be dredged.

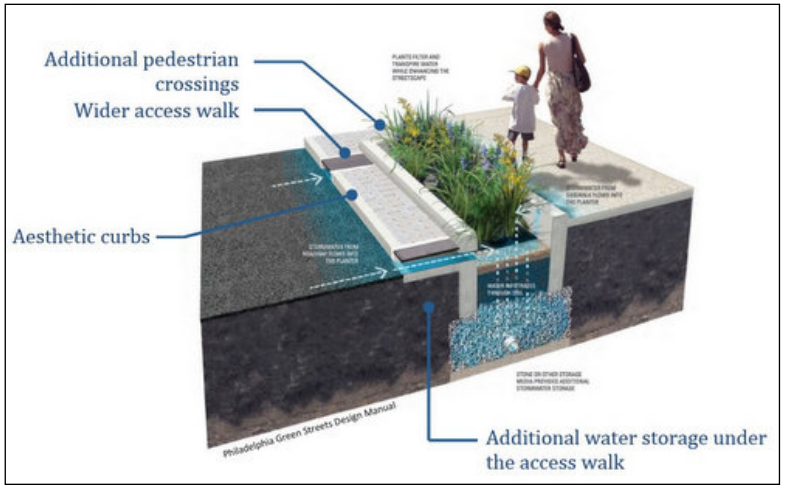
Stormwater management systems prevent excess runoff from accumulating in low areas to the point where it causes localized flooding, and potential water damage to homes, roads, and other structures. Areas prone to such flooding are constrained in their development potential, create traffic safety problems, and may contribute to blighted conditions.

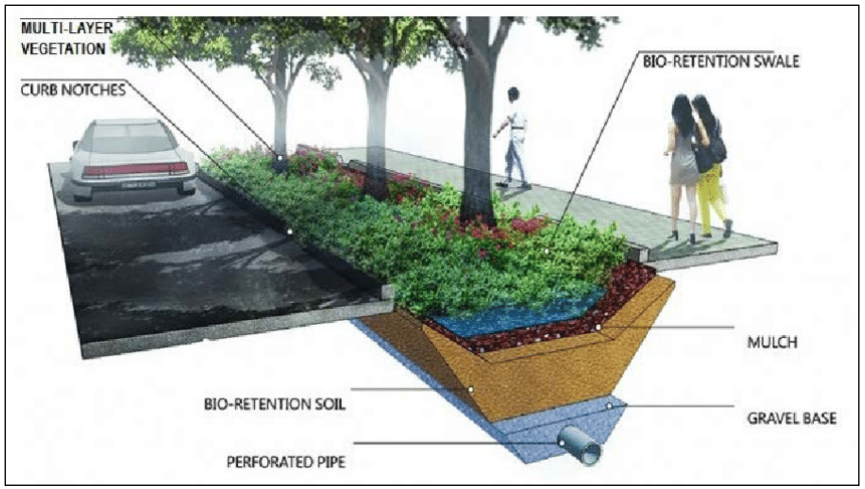
In urban areas, runoff is typically guided by streetside curbs and gutters into underground storm sewers, while in rural areas runoff is usually transported by open roadside drainage ditches.

Changing Strategies Traditional stormwater management strategies simply moved the problem downstream, diverting stormwater away from developed areas, and channeling it as quickly as possible into a natural drainage system such as a stream or river.

Stormwater management strategies have evolved to recognize the advantages of reducing runoff in the first place by reducing impervious surfaces, and increasing opportunities for precipitation to be absorbed as close to the point where it falls as possible.

Utilizing **green infrastructure** techniques—from residential raingardens to urban bioswales to permeable parking lots—can often help **manage stormwater more effectively and less expensively than traditional methods**.





More information on green infrastructure is available from the Environmental Protection Agency.

Stormwater Management in Valley Center

Much of Valley Center lies within floodplains of one category or another. However, the majority of the city's urban area is protected from major flooding by the levees of the M.S. Mitch Mitchell Floodway (the "Big Ditch"). The Floodway is a canal which diverts excess water from Chisholm Creek, the Little Arkansas River, and the Arkansas River, and carries it around the west side of the Wichita metropolitan area, before returning the water to the Arkansas River west of Derby.

While the Floodway protects the Valley Center area from major damage caused by floodwaters overflowing from the Creek and Rivers, there are still places where **localized flooding** occurs during heavy rainfalls—particularly in the northern part of town along Meridian. The City has plans to alleviate those drainage problems at the same time that storms sewers for the recent Harvest Place development are installed.

In addition to protecting property from flooding, the stormwater management system is also charged with protecting the quality of our local surface water. Water pollution carried by runoff degrades surface waters, making them unsafe for drinking, fishing, swimming, and other activities.

The *National Pollutant Discharge Elimination System* (**NPDES**), authorized by the federal Clean Water Act, helps to control water pollution by regulating point sources that discharge pollutants into U.S. surface waters. The City of Valley Center participates in the NPDES permit program, and has a current Kansas Water Pollutions Control General Municipal Separate Storm Sewer System (MS4) Permit and Authorization to Discharge under the NPDES, issued in 2019 by the Kansas Department of Health and Environment.

The City of Valley Center has not yet implemented zero runoff requirements in its Subdivision Regulations, or used green infrastructure concepts for stormwater management.

STORMWATER MANAGEMENT GOALS

- Approve a City ordinance to **require a drainage study in order to get a building permit,** for any construction project other than a single-family residence.
- Consider implementing a **zero runoff policy** in Valley Center's Subdivision Regulations, requiring new developments to avoid adding runoff to any neighboring properties.
- Consider developing an **incentive program** that leverages the stormwater drainage fund to provide matching dollars to projects that improve stormwater management in a larger area.
- Whenever substantial construction work is done on an Valley Center street, consider incorporating **green infrastructure** stormwater management strategies into the street design, particularly downtown.

CHAPTER 5. **Facilities & Services**

A community's quality of life depends very much on the caliber of its public services and facilities. Today, public expectations for municipal services extend beyond basic police and fire protection, and include a high demand for community facilities related to education, health, and leisure time activities.

Valley Center's existing public facilities are generally in excellent condition**.** Most essential public services in the community are supported by public funds, and maintained under public control.

Maintenance It is vitally important to provide adequate staff and budgetary support for *maintenance* of public facilities. A good maintenance plan is the most cost-effective investment a City can make in preserving the quality of its community facilities.

Land Acquisition When planning for any future community facilities, it is important to determine their optimum location, to maximize efficiency and economy in serving the public. Identify and acquire suitable sites for community facilities in advance of need. Otherwise, ideal sites may be preempted for other purposes. The need for land acquisitions for public facilities should be a consideration in the review of subdivision plats and rezoning applications.

City Owned Facilities & Services

This section describes some of the public facilities which are owned and directly operated by the City of Valley Center. It does not include facilities which have already been described in the previous chapter on Transportation & Utilities.

Municipal facilities are evaluated on their ability to continue to serve through the Planning Period to 2035. This section provides an overview of the following City facilities:

- City Hall
- Public Safety Building (Police, Fire, EMS)
- Maintenance Facilities
- Community Center / Senior Center / Library
- Valley Center Cemetery

The next section provides an overview of the park system and the following City parks:

- Lions Park
- McLaughlin Park
- Veterans Park
- Arrowhead Park
- Wetland Park
- Recreation / Aquatic Center
- New Park at Seneca & Tanner Trail

City Hall

Valley Center City Hall is located at 121 South Meridian, on the west side of Meridian about a half block south of Main Street. Its downtown location is an asset, helping to activate the city's core.

The City Hall building is on the western part of a 0.3 acre parcel that stretches from Meridian to Park Avenue, with an ample asphalt parking lot on the eastern portion of the site.

Valley Center City Hall

A 2,140 square foot building was originally constructed in 1985, then in 2006 a 3,765 square foot addition was built. City Hall currently has a City Council room, a meeting room, restrooms, and six offices upstairs, as well as two basement offices which are generally not used.

City Hall has been well maintained and is in reasonably good condition, but the older part of it is 40 years old, and even the newer part is nearly 20 years old. It is reaching an age where some routine maintenance needs will have to be addressed. Planned improvements for City Hall over the next ten years include replacement carpet, new interior paint, and a resurfaced parking lot, as well as a new roof and necessary updates to the HVAC system.

GOALS FOR CITY HALL

- Paint interior, and replace carpet
- Resurface parking lot
- Replace roof
- Update HVAC system

Public Safety Building

The Valley Center Public Safety Building is located at 616 East 5th Street, on the northeast corner of 5th and Emporia. The building was constructed in 1989, on a two-acre site. The west wing of the 8,478 square foot structure contains administrative offices, while the east wing is a five-bay pull-through garage for emergency vehicles.

The Public Safety Building houses staff and equipment for the City's Police Department and Fire Department, and for Sedgwick County Emergency Medical Services (EMS). For emergency calls, all three services utilize the Sedgwick County Emergency Communications system.

The Public Safety Building has five offices, a training room, workout room, break room, records storage area, and general storage in the basement, all of which serve Police, Fire Department and EMS staff. It also has an interview room, squad room, records room, and evidence room for Police Department use, and a tool room and laundry room for Fire Department use. There is ample paved parking for both staff and visitors.

Valley Center Public Safety Building

Aerial — Valley Center Public Safety Building

VALLEY CENTER POLICE DEPARTMENT

The Valley Center Police Department currently has 18 full time officers and two full-time civilian employees. There are no part time personnel. Police protection services are provided 24 hours a day, seven days a week, over an 8-square-mile area.

The City does not have its own detention facility, so prisoners are held in the Sedgwick County Jail.

Vehicles As of December 2024, the City's Police Department had four Ford F-150 pickup trucks and four Ford Interceptors (Explorer SUVs), with model years ranging from 2016 to 2023, two 2024 Chevy Tahoe SUVs and four 2024 Chevy Silverado pickup trucks. Typically, marked vehicles are replaced every five years, and unmarked vehicles are replaced every two years.

FIRE DEPARTMENT

The Valley Center Fire Department is a professional service, as opposed to a volunteer department, with six full-time firefighters and 14 part-time firefighters. The fire station is staffed seven days a week, from 7 am until 7 pm. Outside of those hours, on-call firefighters respond to alarms.

The Valley Center Fire Department has mutual aid agreements with Sedgwick County Fire District 1 and with surrounding Townships, and so responds to fires in surrounding rural areas as well as to fires inside the City Limits. In 2023, for example, the Valley Center Fire Department responded to 709 incidents inside the city, and 141 outside the city, including fires, emergency medical calls, traffic accidents, rescues and other calls for service.

Vehicles As of December 2024, the City's Fire Department had vehicles as shown in the following table. Engines, ladder trucks and Rescue vehicles are generally expected to last for 10 to 25 years of service.

Fire Department Vehicles and Apparatus
(as of December 2024)

Year	Description	Tank Capacity (in gallons)	Pump Capacity (in GPM)
	John Deere 6X4	75	30
2006	Spartan Advantage Engine/Tender	2,500	1,500
2010	Ford F-350 Grass Truck	300	160
2012	IHC 7600 Workstar Tender	3,000	1,500
2019	Ford F-550 Squad	350	160
2023	Spartan Metro Star Engine	1,000	2,000
2023	Ford F-150 (duty officer vehicle)	—	—
2024	Ford F350 Grass Truck	—	—
2024	Ford Interceptor (staff vehicle)	—	—

ISO Ratings Fire department services nationwide are rated by the National Insurance Services Office (ISO). Ratings, which cover a wide variety of factors, are made on a scale of 1 to 10, with one being the highest rating. A City's ISO rating may impact fire insurance rates for local residents.

In December of 2023, the ISO inspection for the Valley Center Fire Department rated fire protection services inside the City at 4, and outside the city at 8. The ISO inspection report lists specific improvements that are needed; for a city growing as rapidly as Valley Center, this generally includes more personnel.

EMERGENCY MEDICAL SERVICES (EMS)

Emergency medical response and ambulance service in Valley Center is provided by Sedgwick County EMS. The service is funded by Sedgwick County through property taxes paid by all county residents.

Sedgwick County EMS Post 45 is located in the City's Public Safety Building. One ambulance is regularly stationed there, staffed by trained Paramedics and Emergency Medical Technicians.

FUTURE GROWTH

The Public Safety Building currently houses police, fire and EMS services, and the 35-year-old facility is nearing maximum capacity. Valley Center's population, road network and built environment are all growing at a rapid pace—which means more people, more traffic accidents, and more structures susceptible to fire. Soon, both the Police and Fire Departments will need additional staff, additional equipment and vehicles, and more space to house it all.

During this ten-year Planning Period, a solution for this difficulty should be determined, and implemented. A driving factor is the **eventual need for an additional public safety facility located *west* of the railroad tracks**—a need which will become more crucial as Valley Center continues to expand to the west. This factor mitigates against investing in substantial expansion of the existing Public Safety facility.

Options may include relocating the Police Department, Fire Department or EMS to a new facility, and dedicating the entire existing building to one Department or the other. Alternatively, it may be more cost-effective to invest in relocating parts of each Department to a new west-side Public Safety facility, leaving more space at the existing building for east-side staff. In either case, some renovations to the current Public Safety Building will likely be necessary to accommodate such a change.

GOALS FOR PUBLIC SAFETY FACILITIES

- Given the **need for an additional public safety facility located *west* of the tracks**, examine the option of building a new west-side Public Safety facility, possibly on the parcel of land on 2nd Street which is currently used by the Public Works Department for storage.
- Renovate the current Public Safety Building as necessary to accommodate the division of staff between two facilities.

Maintenance Facilities

The Valley Center Public Works Department maintains the City's water, sanitary sewer, and stormwater management systems, as well as City streets. Parks and other City-owned buildings and properties are maintained by the Valley Center Parks and Public Buildings Department. Staff for both Departments have offices in the Public Works Building.

The **Public Works Building** is located at 545 West Clay Street, just north of the City's water tower. Constructed in 2001, the 16,000 square foot single story metal building has heat and air conditioning. The 2.4 acre site has an ample concrete parking lot for staff, and a large fenced yard for secure outdoor storage of supplies and vehicles.

Valley Center Public Works Building

Aerial — Valley Center Public Works Building

The **Public Works Storage Facility** was the City's previous Public Works building. Located at 521 West 2nd Street, just west of the railroad tracks, the main building was constructed in 1970 on a 1.1 acre site. The 7,200 square foot single story metal building has heat, but no air conditioning. There are also a couple of small auxiliary buildings west of the main structure, which are used for animal control. Nearly all of the site is fenced.

Valley Center Public Works Storage Building—east facade

Valley Center Public Works Storage Facility—auxiliary buildings, used for animal control

Aerial—Valley Center Public Works Storage Facility

FUTURE EXPANSION

The main **Public Works Building** on Clay Street is well over 20 years old, and already nearly outgrown. It has six offices, one meeting room, a kitchenette, and two single-stall restrooms —which are not sufficient for current staff, let alone expansions to Public Works staff that will be essential as the city grows.

Valley Center's new water treatment facility is being constructed on City-owned property south of the Public Works Building. The site is large enough to be considered as a potential location for an additional building for public works as well.

More offices would allow administrative staff to work much more efficiently. Additional restrooms (ideally with showers), and a larger break room and kitchen are needed. Most urgently, the existing Garage and Shop need essential improvements to the ventilation system, for staff safety.

The Department maintains a wide assortment of vehicles and equipment— from pickup trucks to flatbeds, from mowers to sludge trucks, dump trucks, tractors, graders, street sweepers and more. Additional secure sheltered parking for valuable specialized maintenance vehicles will need to be expanded within the ten year Planning Period.

Property south of the Public Works Building, between it and the City's water tower, is already owned by the City. It may be an appropriate location for construction of an additional building for the Public Works Department.

However, before any expansion of Public Works support facilities occurs, the first step should be development of a **program** of needed spaces and facilities. Then a **site analysis** of the City's current land and buildings could help determine the most cost-effective long-term solution, in order to make the best use of existing assets, and decide on the most reasonable location for any future construction.

One possibility that should be considered is whether the property currently used as the Public Works Storage Facility might be suitable as the location for a new west-side Public Safety building.

GOALS FOR PUBLIC WORKS FACILITIES

- **URGENT:** Update the ventilation system in the Garage and Shop to provide essential safety improvements for staff.
- Develop a **program** of needed spaces and facilities, and analyze the City's current property assets, to determine the best site for any future Public Works facilities construction.
- Construct a new or remodel the Public Works facility. Provide needed staff offices, restrooms with showers, a kitchen, and a conference room. Provide additional secure sheltered parking for specialized maintenance vehicles.

Community Center / Senior Center / Library

The Valley Center Community Center is located at 314 East Clay Street, in Lions Park. It incorporates the City's Community Center, Senior Center, and the Public Library all in one structure.

After more than twenty years of planning and fundraising, the 14,000 square foot, single-story building was constructed starting in 2017, and opened in the summer of 2018. The budget for the $2 million facility came from both the City and private donations.

The Community Center is in the east end of the building, and the Library is in the west end. The building has a shared lobby and two storage rooms, as well as men's, women's and family restrooms. The landscaping includes an outdoor patio with seating, ample parking, and a butterfly garden.

COMMUNITY CENTER & SENIOR CENTER

The Community Center facility also hosts Senior Center services. This part of the building has a full kitchen and pantry, two large community rooms, one medium-sized community room, one small conference room, and access to the outdoor patio.

The Community Center and Senior Center are managed by City of Valley Center staff. The community rooms serve as meeting venues for civic organizations, and can also be rented for private use.

The City of Valley Center works in cooperation with the *Valley Center Senior Association* to offer a variety of activities at the Community Center for people 55 years old and older. No membership fee is required to participate.

Activities range from computer and smart phone classes, to cards, movies, and bingo, to line dancing, exercise classes, and pickleball. The Senior Center also provides food commodity distributions, is an AARP Tax Aide Site, and offers drive-thru and indoor dining lunches for five dollars on Tuesdays and Thursdays.

PUBLIC LIBRARY

The Valley Center Public Library is governed by a seven-member Board of Directors, who are appointed by the Mayor and confirmed by City Council.

The Library has a large area for its collections, as well as a children's area, six computer stations available for public use, a community room, and two small study rooms.

Valley Center's Library has over 5,000 registered borrowers, and circulates about 50,000 items per year. Its collection includes nearly 40,000 books and 40 periodicals, as well as over 40,000 other items—ranging from CDs, DVDs, and Kindles, to puzzles and games, toys, backpacks, and fishing poles. The Library also offers access to e-books and interlibrary loans.

The Valley Center Public Library is a member of the South Central Kansas Library System (SCKLS), which is a regional system of cooperating libraries from twelve counties, based in Hutchinson. An elected Executive Committee, composed of one member from each county, establishes policy and provides financial oversight of the SCKLS. Membership is voluntary, and each member library retains its local self-government and independence. Among other services, SCKLS provides a bookmobile service, workshops, and technology and grantsmanship training for Library staff.

FUTURE IMPROVEMENTS

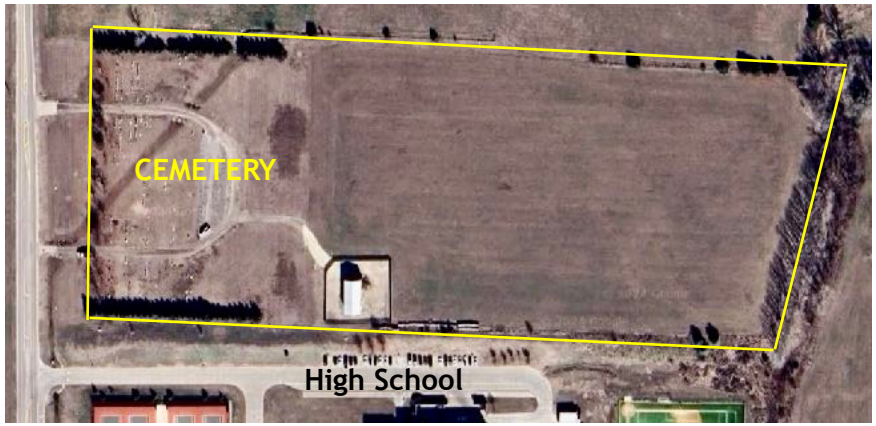
The Community Center/Senior Center/Library is a superb facility, and is only six years old. Currently, it has few needs beyond routine maintenance. Nevertheless, some desired improvements for within the ten-year Planning Period have already been recognized by staff.

The Senior Center would like to pursue acquisition of a small bus to take groups on outings, deliver meals, and to provide a more reliable senior transportation service beyond the current volunteer program. Ideally, such a vehicle would have secure indoor parking somewhere very close to the Community Center.

Within the next ten years, the Library will need more storage space, and more space for programming.

GOALS FOR COMMUNITY CENTER / SENIOR CENTER / LIBRARY

- Obtain a 15-passenger bus or van for use by the Senior Center.
- Construct or arrange secure parking, ideally indoors, for a Senior Center 15-passenger bus.
- Within the next ten years, construct or allocate more programming space and more storage space for the Library.



Aerial — Valley Center Municipal Cemetery

Valley Center Municipal Cemetery

Opened in December of 2004, the Valley Center Municipal Cemetery is owned, managed and financed by the City of Valley Center.

The Cemetery is located at 9638 North Meridian, just north of the High School. The facility has a 33-space paved parking lot, and a maintenance building with storage for dirt and sand.

Only about five acres of the Cemetery's 14.4 acre site have been developed so far, so there is ample room for expansion in future years. Nearly ten acres of the land are not currently in cemetery use, and may be appropriately utilized for other needs. Often such land is used for park or recreational purposes during the interim years before it is needed for cemetery use.

Within the ten-year Planning Period, in order to properly maintain its turf, the Cemetery will need an **irrigation system** installed. Before that, however, a **master plan** for the Cemetery should be developed.

Cemetery design is evolving. Highly formal landscapes are giving way to natural habitat and wildflower fields. More and more people prefer cremation over traditional burial. The demand for natural burial, which foregoes caskets and embalming chemicals in favor of a return to natural decomposition, is steadily increasing.

To better understand how community expectations are changing, pursue development of a **master plan.** It should be done in fairly short order, so it can also help determine the best interim use of the landscape reserve area.

GOALS FOR MUNICIPAL CEMETERY

- Develop a Master Plan.
- Construct a turf irrigation system.

City Parks

The Valley Center Parks system, shown on the adjacent map, consists of five existing parks, one very recent park (the Recreation/Aquatic Center) and one planned new park.

- Lions Park
- Veterans Park
- McLaughlin Park
- Arrowhead Park
- Wetland Park
- Recreation / Aquatic Center
- Planned new Park between Prairie Lakes & Trail's End

Bike paths, which are often regarded as linear parks, are addressed in detail in the City's 2019 *Valley Center Pedestrian & Bicycle Facilities Master Plan Update*. The Ped-Bike Plan proposes a number of bike paths, including a city loop trail, various multi-use trails, and a regional trail.

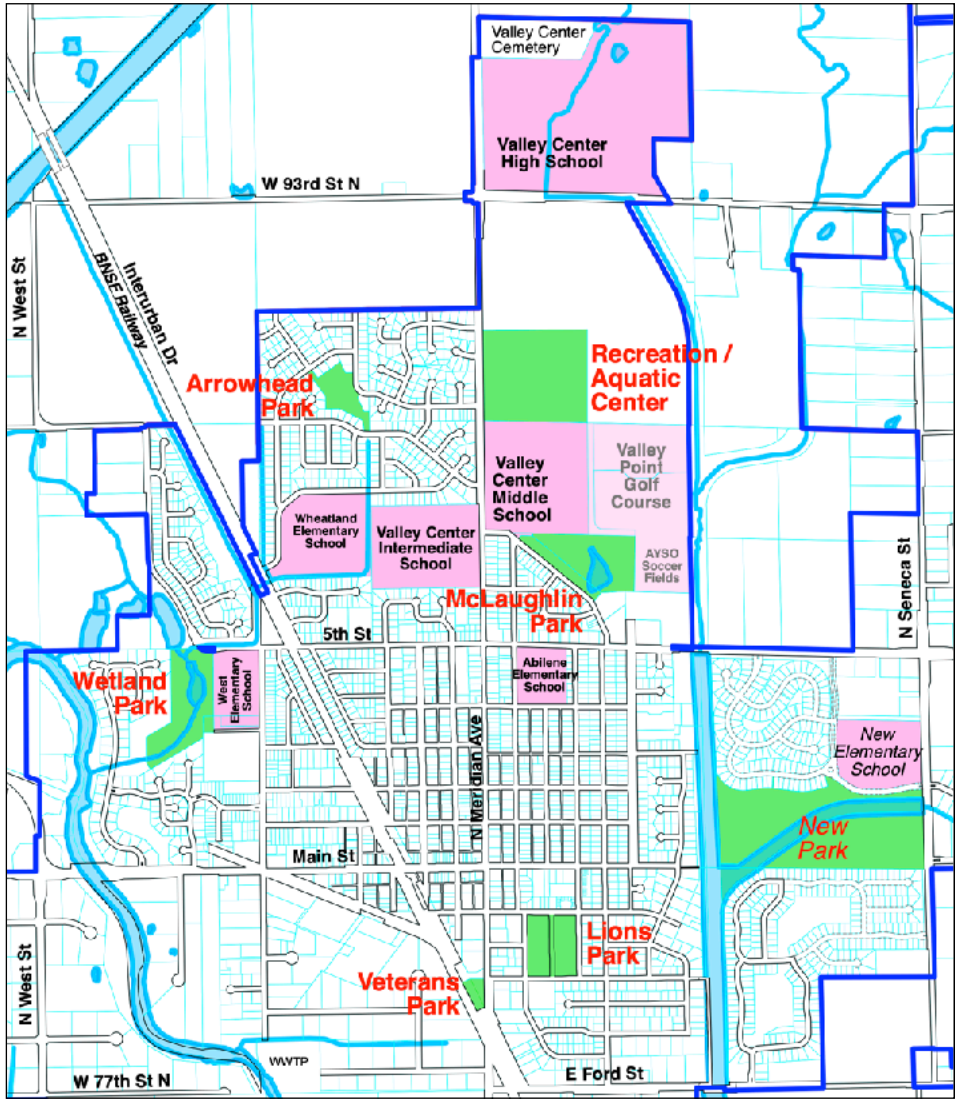
A new multi-use trail and pump track is planned to be developed around the new Sunflower Valley addition.

The outdoor pool at Lions Park and the new Recreation/Aquatic Center are owned by the City of Valley Center, but operated by the Valley Center Recreation Commission (VCRC). All other parks facilities are owned and operated by the City of Valley Center.

The community is also served by additional recreational facilities which are not owned by the City. The McKay Petrie Sports Complex, the Valley Point Golf Course, and various ballfields and playgrounds are owned by the Valley Center School District or the VCRC. Privately owned recreational facilities, such as private fitness centers, also contribute to recreational options for residents in the Valley Center area.

School and VCRC facilities will be discussed in more detail later in this chapter.

Valley Center's parks are maintained by the City's Parks & Public Buildings Department. In order to meet its growing responsibilities over the course of the next decade, the Department will need either additional staff, or to significantly increase its budget for contracted services.



Valley Center's Parks & Schools

Lions Park

This 9.7 acre park covers an entire city block. Located just a block east of Meridian Avenue, it functions in many ways as the south anchor of Valley Center's downtown.

Lions Park is the home of the City's outdoor Swimming Pool, as well as the Community Center & Library. It also hosts a gazebo, a picnic shelter, a playground, a dog park with shaded seating, two pickleball courts, a new splashpad, walking paths, and ample paved parking.

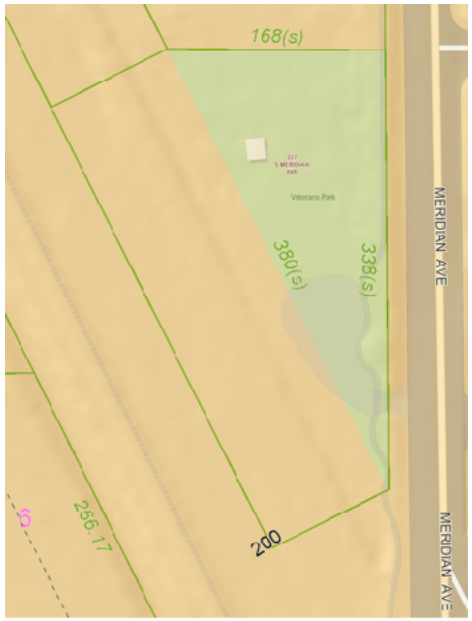
The **Swimming Pool** has a pool house with locker rooms, restrooms, and a shaded concession stand area. It has a five-lane lap pool, a diving area with two diving boards, two giant water slides, a climbing wall, and shaded seating. The Pool can be rented for private parties.

Though well maintained, the Swimming Pool is aging, and lacks some amenities that are now expected. During this Planning Period, the facility will need to be evaluated to determine the time frame for construction of a replacement outdoor pool.

Veterans Park

Located at 337 South Meridian Avenue, on the west side of Meridian and just northeast of the railroad tracks, this small memorial park commemorates the community's veterans.

Veterans Park is part of a 1.5 acre parcel, but only a triangular area about 0.65 acres in size is maintained as Veterans Park. The portion of the parcel that was once the interurban railroad right-of-way is maintained as such.



Veterans Park parcel map

Veterans Park aerial

The south end of Veterans Park has park identification signs, an array of lighted flagpoles, and a parking lot. The northern portion of the Veterans Park site is heavily wooded, and largely unused.

McLaughlin Park

This 16-acre park lies just south of Valley Center Middle School, the McKay Petrie Sports Complex, and the Valley Point Golf Course. There is a residential subdivision southwest of the park, on the other side of McLaughlin Drive.

McLaughlin Park has a splash pad with shaded seating, a playground, picnic shelter, two basketball courts, a horseshoe court, disc golf course, pond with a fishing dock, walking paths and a paved parking lot.

The Park's facilities are in excellent condition, and the site is at capacity for recreational destinations. McLaughlin Park should require only routine maintenance over the course of the Planning Period.

Arrowhead Park

This 5.4-acre park holds a retention pond that supports drainage for nearby residential neighborhoods. Arrowhead Park has a playground, three shaded picnic tables with grills, and a walking path around the pond.

Arrowhead Park is intended primarily for pedestrian and bicycle access. There is no parking lot, but parking is available on adjacent streets.

The park's facilities are in excellent condition, and the site serves its purpose well. Arrowhead Park should require only routine maintenance over the course of the Planning Period.

Wetland Park

Located south of 5th Street and a bit west of Sheridan Avenue, this 15.7-acre nature park protects a wetlands area that drains within a quarter mile into the Little Arkansas River.

Wetland Park has an entry sign with a planter, a fenced gravel parking lot, a pond, wildlife art, an unpaved nature trail that is still in the process of expansion, and trailside benches for watching wildlife. Over time, the site is being increasingly landscaped with native plants.

As this park continues to be improved, care should be taken to ensure that it remains primarily natural wildlife habitat. The focus over the next ten years should be on completing the trail system, adding educational graphics, and developing at least a portion of the park to be accessible. This could be accomplished with construction of an ADA parking space, connected to a short length of paved trail that allows for enjoyment of wildlife by visitors of all abilities.

Recreation / Aquatic Center

The City's new Recreation/Aquatic Center is scheduled to open in January of 2025, on a 30.4 acre parcel on the east side of Meridian. The site is just north of Valley Center Middle School, and only a quarter mile south of the High School, so its proximity will allow some shared use of the facility by School District swim teams.

The new Recreation/Aquatic Center includes both an indoor competition pool with six lanes and a diving well, and an indoor zero-entry leisure and family pool; locker rooms for men, women, and families; a sauna, running track, fitness machines, dead weights area, competition sized gym with portable bleachers, and multipurpose studio; a child care center with outdoor play area, offices to support the additional staff that will be needed for operations, and a lobby.

A second phase of the project is intended to be constructed within the ten-year span of the Planning Period, which will include an outdoor aquatic facility.

New Park

Not yet named, the City's new 54.4 acre park is located west of Seneca, and just south of Tanner Trail. It is being developed in conjunction with the new Prairie Lakes and Trail's End subdivisions. An area of the new development is also being reserved for a new elementary school.

The new Park is planned to have a loop walking path, a stream with wetland habitat for bird-watching, an 18-hole disc golf course, and a dog park. Access will be off Seneca via Tanner Trail. There will be street-side parking lots along Tanner Trail.

Concept diagram of new Valley Center park.
Area in pink will be site of the new elementary school;
areas in yellow will be residential development.

Public Perceptions of Community Facilities

The adjacent table shows results from the Community Questionnaire, when people were asked how they would rate the listed community facilities, programs, and services in the Valley Center area. The results are arranged in order of the percentage of responses that were marked "Very Good".

The highest scores went to the Library and Community Center, Fire and Police services, and the parks and recreation areas.

Five different options addressed housing issues, from various perspectives. Shown in maroon text, all five are clustered near the bottom of the ratings.

How would you rate the following community facilities, programs, and services in the Valley Center area?

Facility / Service	Very Good		Adequate		Inadequate		Don't know	
Library at the Community Center	363	55.8%	193	29.6%	20	3.1%	75	11.5%
Community Center / Other Facilities	232	35.7%	223	34.4%	43	6.6%	151	23.3%
Fire Protection	242	37.2%	287	44.1%	14	2.2%	108	16.6%
Police Protection	219	33.7%	301	46.4%	55	8.5%	74	11.4%
Parks & Recreation Areas	197	30.4%	361	55.7%	63	9.7%	27	4.2%
Lions Park Swimming Pool	180	27.7%	310	47.7%	69	10.6%	91	14.0%
Ambulance Service	159	24.5%	244	37.6%	70	10.8%	176	27.1%
Trash Disposal	137	21.1%	365	56.2%	44	6.8%	104	16.0%
Fiber Optic Service	126	19.4%	230	35.5%	62	9.6%	230	35.5%
Sidewalks	111	17.1%	364	56.0%	155	23.8%	20	3.1%
Recreation Programs	104	16.0%	291	44.8%	113	17.4%	141	21.7%
Traffic Signs & Signals	97	15.0%	441	68.2%	94	14.5%	15	2.3%
City Hall	92	14.2%	292	44.9%	61	9.4%	205	31.5%
Street Maintenance & Cleaning	86	13.3%	370	57.2%	159	24.6%	32	4.9%
Electrical Service	77	11.9%	351	54.2%	73	11.3%	147	22.7%
Health Services	68	10.6%	223	34.6%	122	18.9%	231	35.9%
Street Lighting	68	10.5%	387	59.6%	169	26.0%	25	3.9%
Street Paving	66	10.2%	376	58.1%	180	27.8%	25	3.9%
Housing Quality	50	7.7%	346	53.5%	125	19.3%	126	19.5%
Sufficient Variety of Housing Types	47	7.3%	266	41.2%	220	34.1%	113	17.5%
Housing Availability	44	6.8%	258	40.0%	224	34.7%	119	18.4%
Water Supply System	42	6.5%	255	39.2%	172	26.5%	181	27.8%
Economic Development Promotion	39	6.1%	186	28.9%	144	22.4%	274	42.6%
Stormwater Drainage System	35	5.4%	286	44.0%	183	28.2%	146	22.5%
Housing for Elderly & Handicapped	25	3.9%	127	19.6%	180	27.8%	316	48.8%
Sufficient Quality Rental Housing	25	3.9%	139	21.5%	227	35.0%	257	39.7%
Industrial Development Sites	21	3.3%	175	27.1%	118	18.3%	332	51.4%
Job Opportunities	15	2.3%	141	21.9%	271	42.0%	218	33.8%
Totals	*2,967*	*16.4%*	*7,788*	*42.9%*	*3,430*	*18.9%*	*3,959*	*21.8%*

GOALS FOR VALLEY CENTER PARKS

- Add staff, or increase budget for contracted services, or both.
- Keep up with routine maintenance, to keep parks in excellent condition.

GOALS FOR LIONS PARK

- Within the next ten years, evaluate the life span of the existing Swimming Pool, which will determine the time frame for construction of a replacement outdoor pool, either in Lions Park or elsewhere.

GOALS FOR VETERANS PARK

- Make better use of the northern portion of the Veterans Park site.

GOALS FOR WETLAND PARK

- Continue to landscape site with native plants.
- Complete the trail system.
- Develop educational graphics.
- Develop an accessible portion of the Park, with an ADA parking space which is connected to a short length of accessible paved trail that provides good wildlife viewing.

GOALS FOR RECREATION / AQUATIC CENTER

- Construct Phase 2.

GOALS FOR NEW PARK

- Construct a loop walking path.
- Construct an 18-hole disc golf course.
- Construct a dog park.
- Construct street-side parking lots along Tanner Trail.

Valley Center USD 262 Facilities

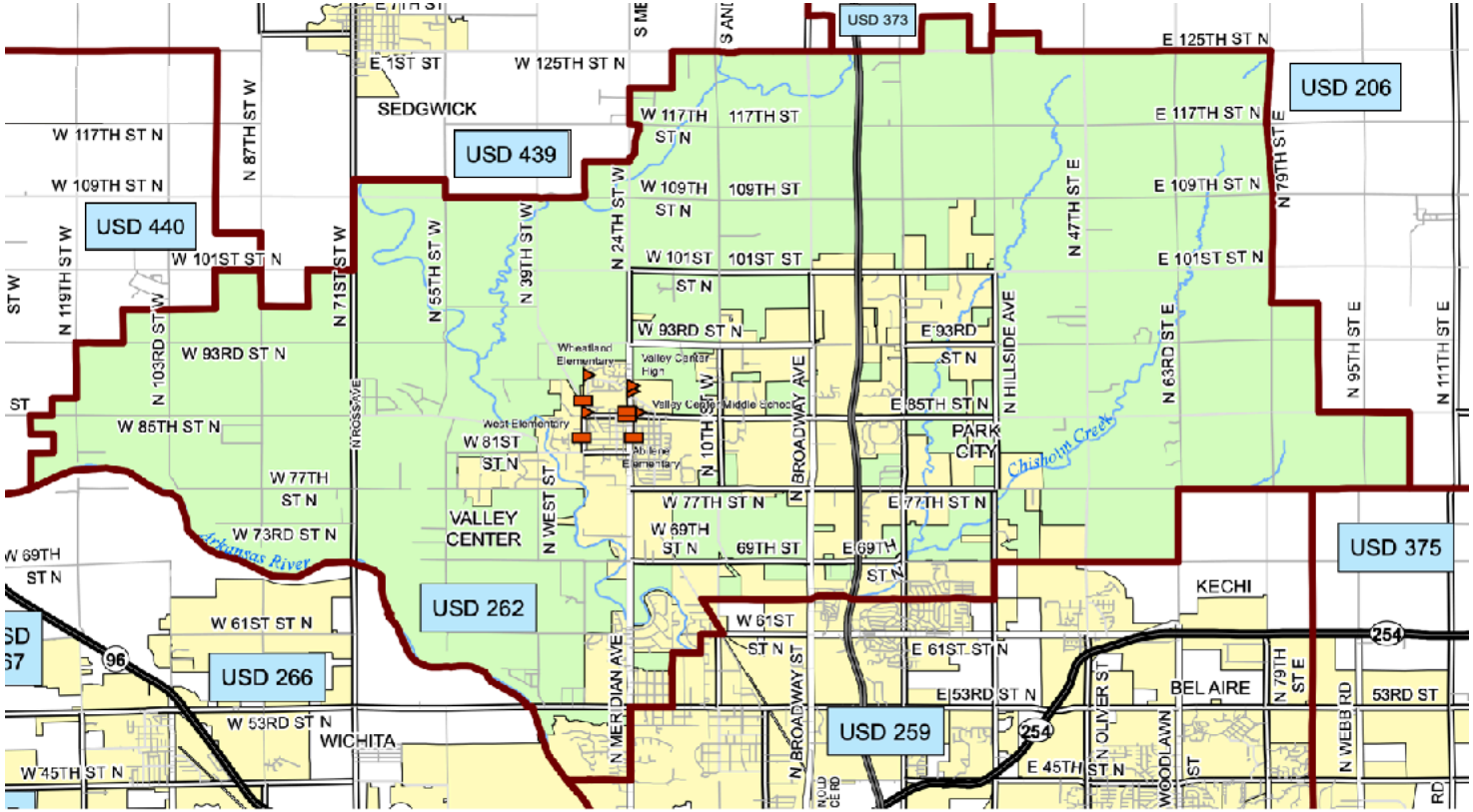
Schools are not City-owned facilities, but their quality is a critical factor in securing any community's future. The high quality of Valley Center's schools is one of the main factors attracting residents to the area.

School facilities typically include both indoor and outdoor recreational facilities, from gymnasiums to playgrounds to ball fields. While not available for use by the general public, these student facilities still make a major contribution to the recreational resources serving the community as a whole.

The administrative headquarters of Valley Center School District (USD 262) is located at 143 South Meridian Avenue, just south of City Hall. USD 262 is financed with a mill levy on property owners within the school district boundaries, which extend considerably beyond the Valley Center City Limits.

USD 262 serves approximately 3,200 students from Valley Center, Park City, Kechi, and Wichita. USD 262 is also a major employer in the Valley Center area, employing over 600 full-time and part-time people, including teachers, coaches, and maintenance staff.

More information on USD 262 is available on their website, including a Long Range Facility Plan.



Kansas Department of Transportation map of ***Valley Center USD 262 School District****, as of June 2, 2015. (USD maps are available on the KDOT School District Maps website.*

USD 262 Administrative Headquarters

Currently, seven public schools, all located in Valley Center, support Unified School District 262 students:

- **Abilene Elementary School**, located at 522 North Abilene Avenue, serves preschool through 3rd Grade.
- **West Elementary School**, located at 501 North Sheridan Avenue, serves kindergarten through 3rd Grade.
- **Wheatland Elementary School**, located at 800 Meadow Road, serves kindergarten through 3rd Grade.
- **Valley Center Intermediate School**, located at 737 North Meridian Avenue, serves 4th and 5th Grade.
- **Valley Center Middle School**, located at 800 North Meridian Avenue, serves 6th through 8th Grade.
- **Valley Center High School**, located at 9600 North Meridian Avenue, serves 9th through 12th Grade.
- **The Valley Center Learning Center**, located at 426 South Meridian Avenue, hosts both High School students and adults working toward graduation and their High School Diploma.

In addition, a **new elementary school** is currently in planning. It will be located on the west side of Seneca, about a quarter mile south of 5th Street. The new school will be funded by a bond issue approved by voters in 2023.

VALLEY CENTER RECREATION COMMISSION (VCRC)

Kansas State statutes (K.S.A.12-1922 et. seq.) allow communities to choose to support recreational programs through a mill levy based on school district boundaries, rather than municipal boundaries, by establishing a recreation commission. Such a commission is a separate entity from the school district itself, though they cooperate closely.

This system makes particular sense for small cities with large school systems, where many recreational activities take place at school facilities. A recreation commission allows the population of an entire school district to support recreational facilities and programs which benefit the citizens of the entire school district.

Mill levies for recreation commission activities are subject to voter approval by residents of the school district. The tax dedicated to the recreation commission is typically collected by the County Clerk, distributed to the school district, and then passed on to the recreation commission. State statutes require that funds dedicated to recreation commissions may not in any way reduce the dollars provided to the school district for educational purposes.

The Valley Center Recreation Commission (VCRC) was established in 1983. The Board governing the VCRC has two members appointed by the City of Valley Center, two members appointed by the School District, and one appointed by the four appointees as a member at large. The VCRC office has previously been located at 117 North Park Avenue, but is about to relocate to 1050 North Meridian.

The VCRC operates numerous sports and recreation programs for children and adults that utilize both their own and school facilities. The VCRC operates the McKay Petrie Sports Complex (owned by USD 262), and the Valley Point Golf Course (jointly owned by USD 262 and the VCRC). The VCRC also manages the City's Lions Park Swimming Pool, and the Recreation/Aquatic Center.

Valley Point Golf Course

This nine hole public golf course is operated by the Valley Center Recreation Commission (VCRC). The land itself is jointly owned—the northern 15 acres belong to USD 262, while the southern portion of the property is owned by the VCRC. Approximately the southernmost 9 acres of the VCRC property is used for **AYSO Soccer Fields**, which are rented by the VCRC to the AYSO, and considered to be part of the McKay Petrie Sports Complex. In total, about 37 acres are devoted to the Golf Course.

Built in 2016, Valley Point Golf Course is located at 820 North Emporia Avenue, just east of the McKay Petrie Sports Complex. Valley Point features seven par 3 holes and two par 4 holes, with bermudagrass fairways and synthetic turf greens. It has a paved parking lot, a driving range with 25 tees, and a large putting/chipping green.

Valley Point Golf Course

Privately Owned Facilities

When a privately owned facility is available for public use, and contributes to the quality of life for the whole community, it should be considered in planning decisions. The Valley Center Historical Museum is such a facility.

Valley Center Historical Museum

The nonprofit *Valley Center Historical and Cultural Society* owns and operates Valley Center's Historical Museum. Incorporated in 1976, the Society's mission is to find, preserve, and display artifacts relating to the history of the Valley Center area, and to share the stories they embody with the public. The Society funds its efforts with membership dues and charitable donations.

The Valley Center Historical Museum is located at 112 North Meridian, in a building that was constructed in 1879 as the Methodist Church Parsonage. Artifacts are on display that range in origin from the 1850s to the 1990s. A museum annex houses old farm implements, fire equipment and tools. Various special events are held at the Museum.

Valley Center Historical Museum

CHAPTER 6. Land Use Plan

Analysis of existing land use patterns is a basic component of comprehensive planning, affecting planning decisions regarding everything from new community facilities to transportation system improvements. It is the essential first step in order to determine desired *future* land use patterns, a determination which in turn impacts municipal policies and programs.

The use of any given parcel of land may change over time, but it is typically a slow process. Therefore, existing land use patterns are generally accepted as the basis for a realistic projection of future land use patterns.

A land use plan describes existing patterns and future goals for various categories of land use—such as residential, commercial, and industrial. Types and amounts of future land use categories should be designed to accommodate the estimated future population of the City by the end of the Planning Period.

A land use plan must coordinate *future* land uses with the patterns of *existing* land use, **minimize incompatible adjacent land uses**, strive for **harmony** between land uses and existing physical conditions such as floodplains, and maintain an appropriate **balance** among the various types of land uses within a community.

This land use plan addresses the distribution and interrelationships of existing land uses in the City of Valley Center and its surrounding Planning Area. It also evaluates the potential for future development in the area, and will help to guide that development as it occurs.

MAPS

Included within this chapter are diagrammatic maps showing existing land use patterns for both the City and the Planning Area, as well as maps showing proposed future land use patterns and growth areas for the City.

Although zoning and land use are interrelated, an Existing Land Use Map is **not** a Zoning Map. An **Existing Land Use Map** is a snapshot of what types of use a parcel or part of a parcel of land was being used for, at the time the map was created—irrespective of that parcel's zoning.

An analysis of how actual land uses intersect with existing zoning districts can help to inform any potential adjustments that may be needed to zoning district boundaries on the City's Official Zoning Map. In certain cases, it may be appropriate to revise a zoning district classification in order to better reflect the reality of an existing land use.

A **Future Land Use Map** is a projection of proposed future land use patterns. A Future Land Use Map in a legally adopted and valid comprehensive plan provides a **legal foundation** for both the judicial review of zoning cases, and for the adoption of subdivision regulations.

Existing Land Use

Existing land use in the Valley Center Planning Area was evaluated in the summer of 2024. Land uses were determined based on a review of the use designations available from Appraiser's information on the Sedgwick County Mobile Land Records website, coordinated with an examination of aerial photos and street views available on the web. City leaders and municipal staff then reviewed the map for accuracy.

Each parcel of land was classified by its current type of use, according to the following land use definitions:

- **Agricultural** — Land which is used for agricultural purposes, such as growing crops or raising livestock, or retained as natural open space.
- **Vacant** — Land platted for development, but which has not yet had any structures built on it; a vacant lot.
- **Single-family Residential** — Land devoted to residences occupied by one household each.
- **Multifamily Residential** — Land devoted to multiple occupancy dwellings containing two or more individual residential units, such as duplexes or apartment buildings. Also includes single parcels that have more than one dwelling unit.
- **Public and Semi-public** — Land devoted to state, county, city, or school district-owned buildings, parks, schools and other governmental activities. This category includes uses regulated by government, such as utilities, hospitals and cemeteries. Also includes institutional uses of land for public purposes, such as churches, social or service clubs, lodge halls, and nonprofit organizations, including land owned by homeowners associations.
- **Commercial** — Land and buildings where merchandising, service-oriented, or professional activities are conducted.
- **Industrial** — Land and buildings used for manufacturing or heavy construction purposes, or their associated storage. Includes grain elevators and salvage yards.
- **Transportation** — Public land used for transportation right-of-way or other transportation related purposes. Includes streets, alleys, highways and railroads; does not include driveways, garages or parking lots.

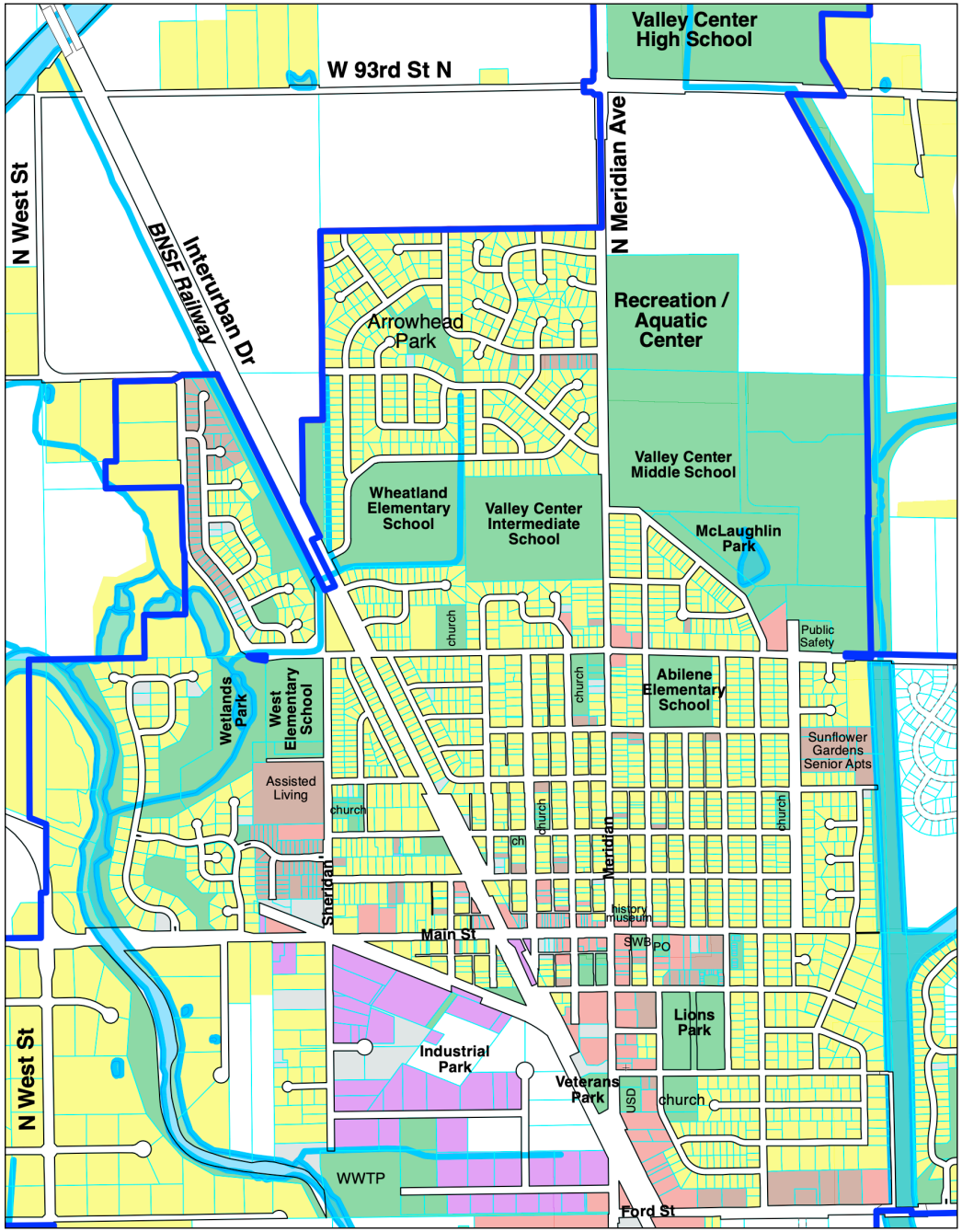
MIXED USE

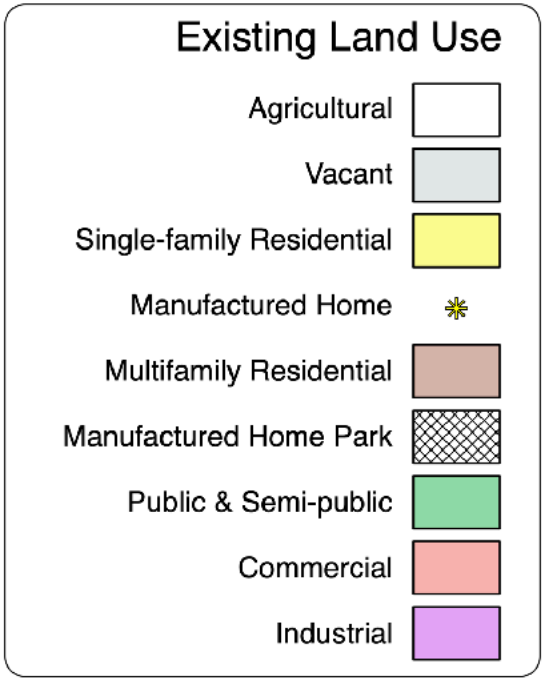
"Mixed use" describes land with multiple types of uses on a single parcel, typically residential use along with another use such as office, retail, public, or entertainment. It often occurs in downtown areas where multi-story buildings allow residential uses on upper floors, and commercial uses on the street level.

Mixed land use was historically common, and made walkable neighborhoods much easier to achieve. However, as automobiles became ubiquitous in the twentieth century, zoning practices changed: zones became bigger, and land uses spread farther and farther apart. In many communities, walkability was zoned out of existence.

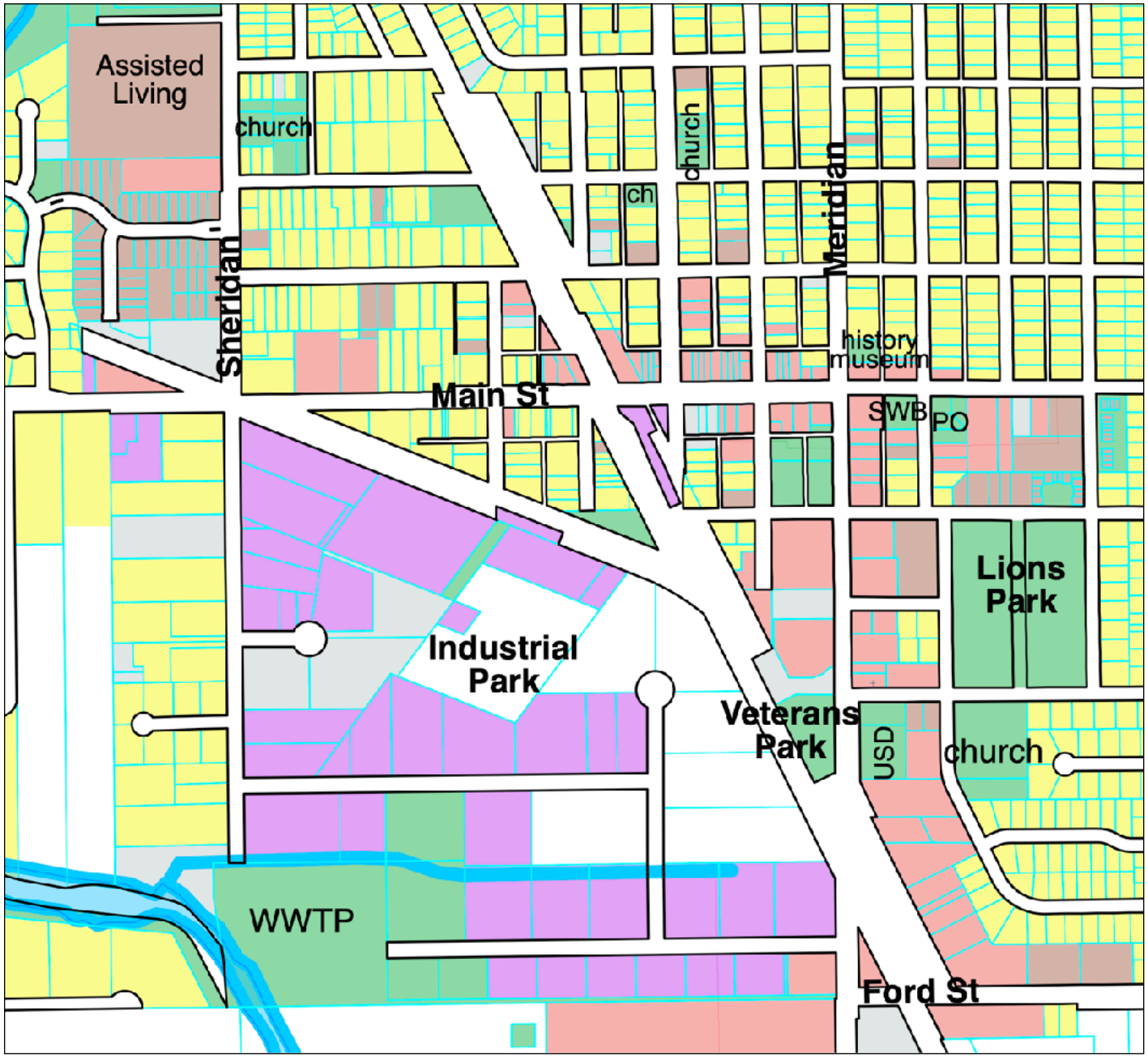
Mixed land use is now being recognized again as advantageous. During the course of this Planning Period, mixed land use in Valley Center should be expected and encouraged to grow, especially downtown. Cultural changes across the nation mean more and more people want to live and work in walkable neighborhoods, and mixed land uses are a reliable way to enhance walkability.

Maps on the following pages
show patterns of existing land use
for the main developed area of Valley Center,
for the downtown area.
for the northern part of the Valley Center Planning Area,
and for the southern part of the Planning Area.

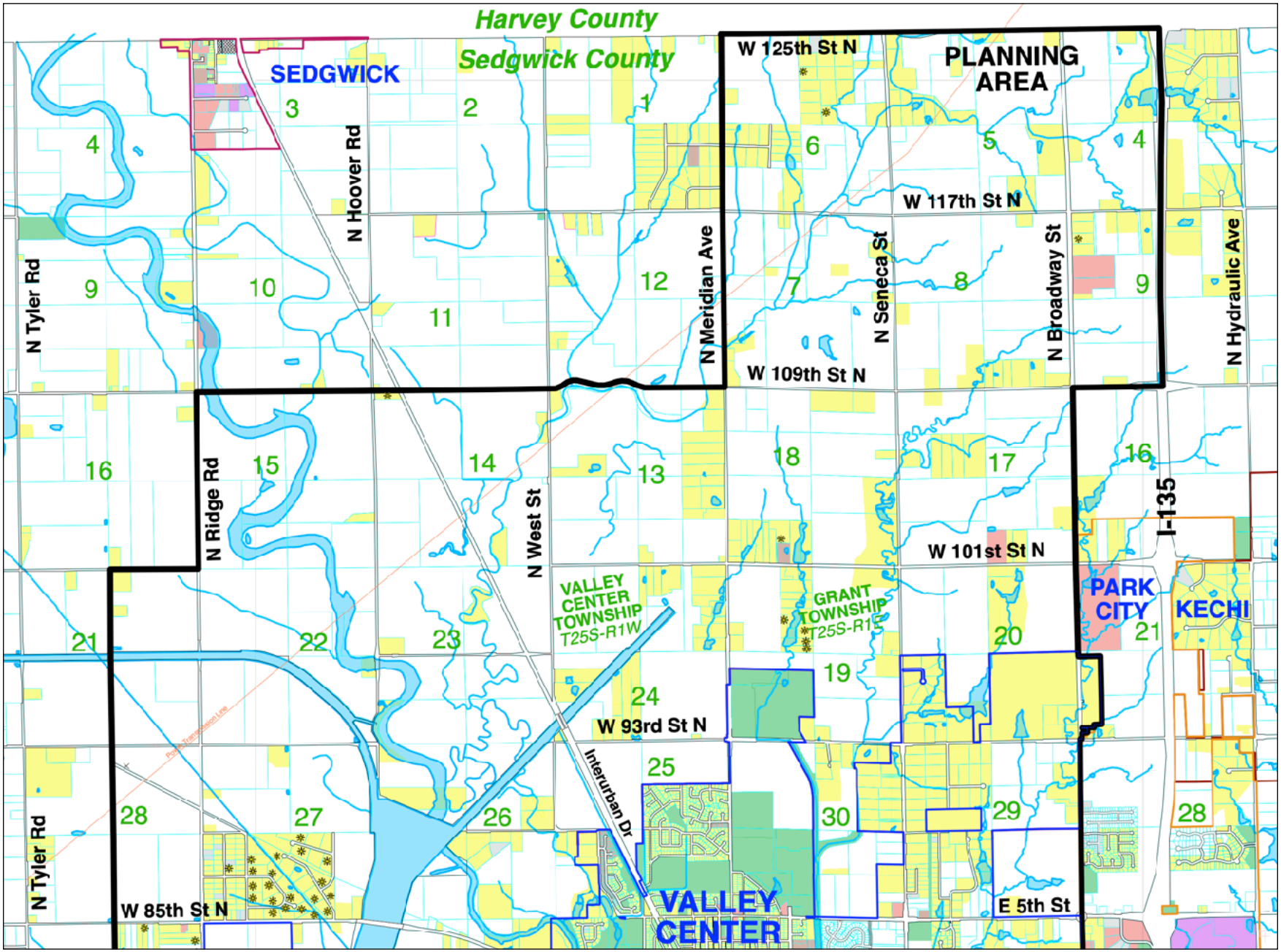


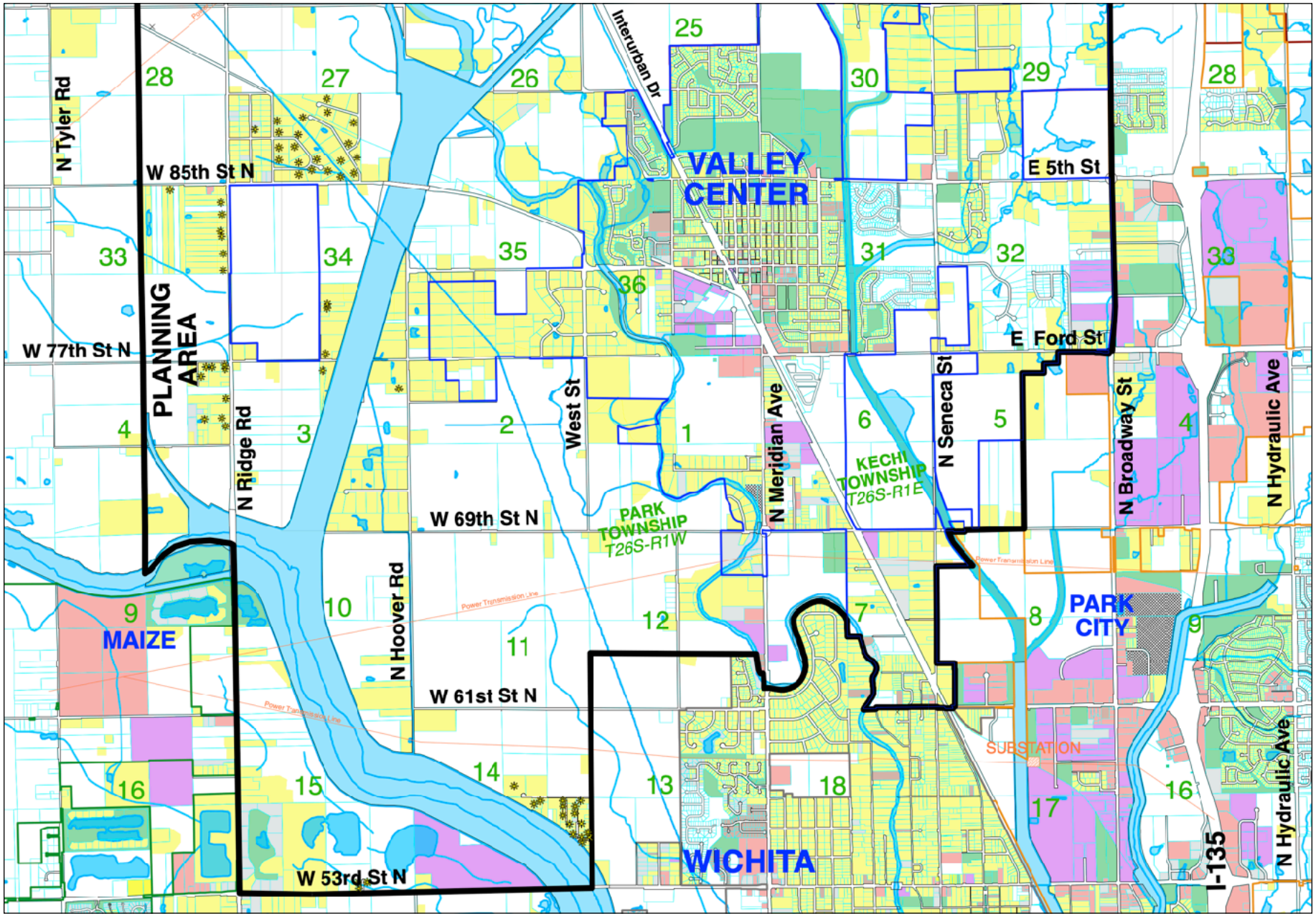


Map: Existing Land Use — Valley Center Main Developed Area



Map: Existing Land Use — Valley Center Downtown Area


Harvey County
Sedgwick County
SEDGWICK
PLANNING AREA
W 125th St N
W 117th St N
W 109th St N
W 101st St N
W 93rd St N
W 85th St N
E 5th St
N Hoover Rd
N Meridian Ave
N Seneca St
N Broadway St
N Hydraulic Ave
N Tyler Rd
N Ridge Rd
N West St
I-135
Interurban Dr
VALLEY CENTER TOWNSHIP T25S-R1W
GRANT TOWNSHIP T25S-R1E
PARK CITY
KECHI
VALLEY CENTER


VALLEY CENTER
PLANNING AREA
MAIZE
WICHITA
PARK CITY
KECHI TOWNSHIP T26S-R1E
PARK TOWNSHIP T26S-R1W
SUBSTATION
Interurban Dr
N Tyler Rd
W 85th St N
W 77th St N
N Ridge Rd
West St
N Meridian Ave
N Seneca St
N Broadway St
N Hydraulic Ave
E 5th St
E Ford St
W 69th St N
N Hoover Rd
W 61st St N
W 53rd St N
I-135
Power Transmission Line

GENERAL CITY PATTERN — EXISTING

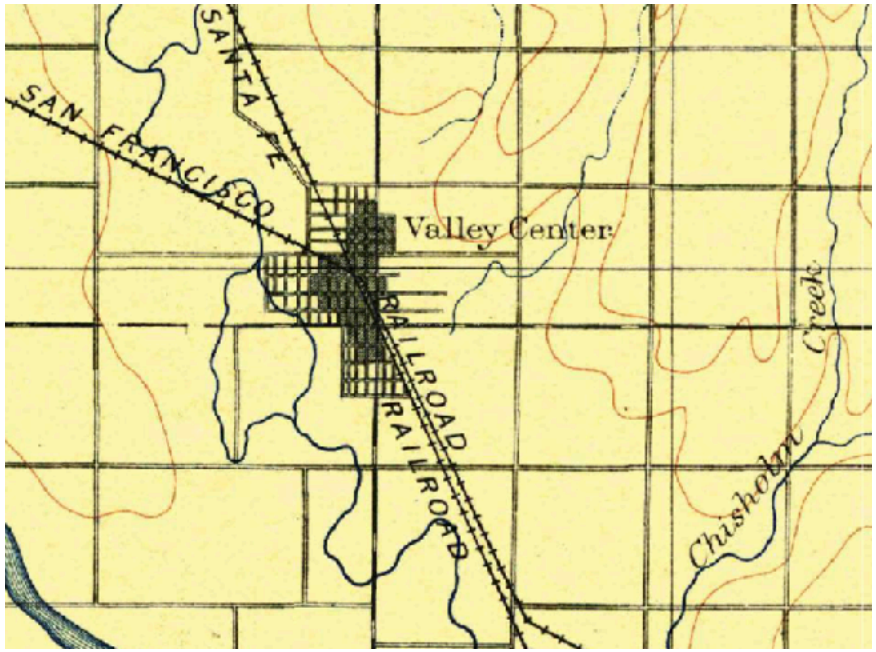
The City of Valley Center incorporates 5,250.4 acres, or 8.2 square miles. Land use patterns within the City Limits are generally cohesive. The following table shows the percentages of various land use categories in the city.

Existing Land Use in the City of Valley Center			
Land Use	**Total acres**	**% of developed area**	**% of total area**
Residential (total)	2,164.4	62.9%	41.2%
Single-family	*2,086.2*	*60.6%*	*39.7%*
Multifamily	*71.3*	*2.1%*	*1.4%*
Manufactured Home Park	*6.9*	*0.2%*	*0.1%*
Public & Semi-public	503.4	14.6%	9.6%
Commercial	79.7	2.3%	1.5%
Industrial	128.6	3.7%	2.4%
Transportation ROW	567.6	16.5%	10.8%
Total Developed Area	**3,443.7**	**100.0%**	**65.6%**
+ Agricultural	1,688.2		32.2%
+ Vacant	118.5		2.3%
= Total City Area	**5,250.4**	**—**	**100.0%**

Developed land represents about 66% of all the land in the city, and totals about 3,444 acres. The remaining 34% of the land is categorized as **undeveloped**, and is vacant or in use for agricultural purposes. Some of the undeveloped land is in residential-scale platted lots, but most is in large parcels near the city's perimeter.

The City Limits currently extend from a half mile north of 93rd Street in the north, to 61st Street in the south, and from about an eighth of a mile east of Broadway on the east to Ridge Road on the west. The westernmost part of the City is an island annexation.

Valley Center originally developed around the junction where the Saint Louis and San Francisco Railroad tracks joined the Atchinson, Topeka and Santa Fe Railroad line. By 1889, the city stretched from 5th Street (85th Street) in the north to a half mile south of Ford Street (77th Street), and from about an eighth of a mile east of Meridian to the Arkansas River on the west. The majority of Valley Center's downtown is still there today, at the historic core of the city.



Extent of development in Valley Center in 1889

After the 1800s, residential development generally avoided the Arkansas River's floodplains to the south and west, and the city grew predominantly to the north and east. Development west of the River did not become feasible until after the construction of the M.S. Mitch Mitchell Floodway in the 1950s.

Existing land use patterns within the City Limits are generally cohesive.

- Established **residential** neighborhoods typically contain only a few scattered vacant lots.
- Most **public** land use is devoted to schools, parks, the Wastewater Treatment Plant, and the Cemetery, as well as a variety of smaller public or semi-public facilities such as City Hall, the Post Office, and a number of churches.
- **Commercial** uses are primarily located either along Main Street downtown, or along Meridian between Main and Ford Streets. Other commercial uses are scattered along Meridian between Valley Center and Wichita.
- **Industrial** land uses are located mostly in the Industrial Park, between Meridian and the tracks south of Ford Street, or in the east part of town north of Ford Street and on the west side of Broadway.

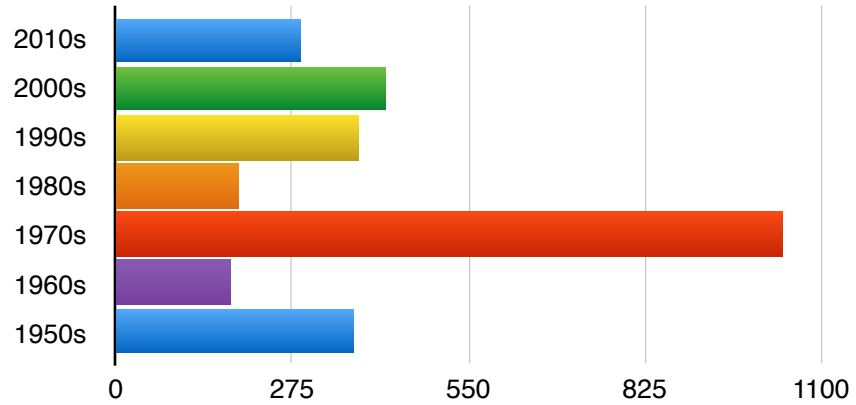
Island Annexations Portions of a city that are geographically separated from the majority of the city by unincorporated land are termed "island annexations". Such dispersed development can be problematic, not least because such islands are sometimes challenging to reach with municipal utilities.

Valley Center has one island annexation, approximately 300 acres in size, extending a half mile east of Ridge Road, from 77th Street to 85th Street. It is west of the Floodway, but has easy access to the rest of the city via the 85th Street bridge over the Floodway.

RESIDENTIAL — EXISTING

Residential land use covers 2,164 acres within the City Limits, accounting for 63% of developed land. It is the single largest category of land use in Valley Center. Of the land in residential use, about 2,086 acres are used for single-family homes, about 71 acres are used for multifamily homes, and about 7 acres are used for manufactured home parks.

The chart below shows the age of housing units in Valley Center as of the 2020 Census. Note, the term "housing units" counts individual homes in a multi-family structure—so, for instance, each apartment in an apartment building counts as a separate housing unit



Age of Housing Units in Valley Center

More than two-thirds of Valley Center's existing housing units were constructed during the 1970s. Aside from that extraordinary boom, the community has maintained a fairly stable pattern of residential construction. However, as of late 2024, housing development in the decade of the 2020s, both already-constructed and currently planned, looks as if it may rival the boom of the 1970s.

Single-family Housing In Valley Center, residential neighborhoods contain a range of housing types, from 19th and early 20th Century farmhouses, bungalows and cottages, to post-WWII ranch homes, to contemporary subdivision homes.

Typical single-family homes in Valley Center

Most of Valley Center's historic neighborhoods are composed primarily of single-family homes. More recent development, closer to the edges of the city, is more likely to contain both single-family and multifamily housing, sometimes in a single neighborhood.

Multifamily Housing Valley Center has an assortment of duplexes, triplexes and fourplexes, sometimes clustered in small groups, sometimes dispersed in single-family-home neighborhoods. The majority of them are well designed to be compatible with neighboring single-family houses.

Representative duplex, triplex & fourplex homes in Valley Center

Valley Center also has a variety of townhomes and twin homes, typically similar in appearance to duplexes, but with an ownership model that allows for individual ownership of each dwelling unit.

Valley Center also has a variety of large apartment buildings and complexes, typically contemporary in design.

Representative apartment buildings in Valley Center

Manufactured Homes Valley Center's Zoning Regulations generally require manufactured homes on individual lots in single-family neighborhoods to be **residential-designed units on a permanent foundation**, which often makes them fairly difficult to distinguish from stick-built single-family houses.

There is only one manufactured home park in Valley Center. The 6.9 acre park, River Valley Acres, is located on the west side of Meridian, north of 69th Street.

PUBLIC AND SEMI-PUBLIC — EXISTING

The 503 acres of public and semi-public land use in Valley Center represent 15% of the developed area within the City Limits. It is the City's third-largest category of land use, after residential and transportation right-of-way.

Valley Center's school system—including the High School, Middle School, Intermediate School, and three Elementary Schools, as well as sports fields and other property owned by the School District and the Recreation Commission—use 248 acres.

The Valley Center Wastewater Treatment Plant uses 11 acres, the City's five Parks use 57 acres, and Valley Center's Public Safety facility uses 2 acres. There are 30 acres of City-owned property currently under development for the new Recreation/Aquatic Center. The Valley Center Cemetery occupies 13.5 acres. Smaller public land uses include City Hall, the Post Office, and the Historical Museum.

Semi-public land uses include numerous churches, land used for infrastructure owned by private utilities companies, and land owned by homeowners associations.

COMMERCIAL— EXISTING

Valley Center has 80 acres of land in commercial use within the City Limits, comprising just 2.3% of the developed area. This is the smallest category of land use inside the city.

Valley Center has a strong and diverse complement of commercial land uses, primarily located either downtown, or along Meridian between Main Street in Valley Center and Wichita.

In the **downtown** area, historic buildings have been updated to serve a variety of contemporary businesses, particularly those that thrive in a pedestrian-friendly environment.

Typical commercial land uses in downtown Valley Center

Commercial uses in Valley Center which benefit from ample vehicle traffic tend to be located along Meridian, generally from Main Street south.

Typical commercial land uses along Meridian in Valley Center

INDUSTRIAL— EXISTING

There are 129 acres of industrial land use inside Valley Center, comprising 3.7% of the developed area. This is the second-smallest category of land use inside the city.

Valley Center's Industrial Park area is located south and west of the railroad tracks, and west of Meridian. It extends west to Sheridan Avenue, and south just a little past Ford Street (77th Avenue).

Industrial facilities located in Valley Center's Industrial Park include Conner Industries, STC Aerospace, Hornet Cutting Systems, Valley Print Logistics, National Plastics Color, Arma Coatings of Wichita, Sharp Construction, and Hamilton Trucking Company.

Typical industrial facilities in Valley Center's Industrial Park

Grain elevators, also considered an industrial land use, are located on the east side of the railroad tracks, south of Main Street. Facilities are owned by the Andale Farmers Cooperative and the Kanza Cooperative.

Grain Elevators in Valley Center

TRANSPORTATION RIGHTS-OF-WAY — EXISTING

Within the the City Limits, 568 acres are incorporated in platted rights-of-way for streets, alleys and railroads. Transportation rights-of-way comprise about 16.5% of the City's developed area, and 10.8% of the City's total area. Transportation is Valley Center's second-largest category of land use, after residential.

LAND USE OUTSIDE THE CITY LIMITS — EXISTING

The Planning Area, **excluding** land within the City Limits, encompasses 18,505 acres, or about 28.9 square miles.

About 72% of that land is in **agricultural** use, the single largest land use category by far. The second-largest land use is **residential**, at about 16%. In the Planning Area, the residential category is composed almost entirely of single-family homes—which includes about 70 manufactured homes, mostly clustered in either the western or the southern edges of the Planning Area. The third most common land use, which utilizes about 10% of the land in the Planning Area outside of Valley Center's City Limits, is **transportation right-of-way**.

Public, commercial and industrial uses also occur in the Planning Area, but they are minor, each utilizing less than 1% of the land. Only 0.4% of land in the Planning Area is vacant.

Existing Land Use in the Valley Center Planning Area

Land Use	Total acres	% of Planning Area outside of City Limits
Residential (total)	2,938.9	15.9%
Single-family	*2,931.2*	*15.84%*
Multifamily	*7.7*	*0.04%*
Manufactured Home Park	*0.0*	*0.00%*
Public & Semi-public	136.9	0.7%
Commercial	52.8	0.3%
Industrial	135.8	0.7%
Transportation ROW	1,885.9	10.2%
Agricultural	13,283.8	71.8%
Vacant	70.6	0.4%
Total Planning Area	**23,755.0**	—
less area within City Limits	5,250.4	—
= Planning Area outside of City Limits	**18,504.6**	**100.0%**

Future Land Use

A future land use plan is intended to encourage efficient, balanced, and compatible land use patterns in the City and its immediate area. The **Future Land Use Map shown in this chapter** exhibits a desired pattern of land use, and is intended to guide land use planning decisions during the Planning Period.

However, flexibility is also essential in the implementation of a future land use plan, and it is expected that the Planning and Zoning Board (PZB) may occasionally need to make minor adjustments. In the event of a natural disaster such as a tornado or flood, the PZB may have to quickly make *major* adjustments.

When a specific area in the city is about to be developed, policy decisions on its development should remain in keeping with the overall land use concepts expressed in the Future Land Use Map, but must also respond to current data.

When an area is designated for a particular future land use, that designation should be considered as an indication of preferred land use character and predominant type, rather than an absolute requirement that the area be developed exclusively for the noted land use. For example, a church or a neighborhood commercial use—such as a small coffee shop or hair salon—could be considered a compatible use in an area designated for future residential development.

A number of factors must be considered when projecting future land use—including community attitudes and goals, existing physical features, existing land use patterns, potential utility service areas, future population goals and housing needs, and proposed development projects.

In general, it is considered desirable for **residential** land use patterns within a city to be separated from commercial or industrial uses. The exception to this guideline is in **mixed-use neighborhoods, where the proximity of residences to commercial and public areas promotes walkability.**

Some **public** land uses are compatible with residential areas (such as neighborhood parks or small churches), and some are more appropriate to commercial areas (City Hall or the Post Office, for example). Modern schools tend to be larger and generate more traffic and noise than schools in earlier times, but ideally should still be located close enough to residential neighborhoods to allow at least some children the option to walk or bike to school.

Commercial land uses are typically located near transportation nodes, and clustered together to create economic synergy. By preference, at least some residential neighborhoods should be within walking distance of both retail destinations and workplaces.

Industrial land uses, particularly for heavy industry, often require heavy-duty utility services, generate considerable truck traffic, and may produce dust and other air pollutants, as well as considerable noise. Therefore they are often consolidated in a few areas with appropriate utility services, typically near highways and railroads, and away from and by preference downwind of residential neighborhoods.

Light industrial uses, on the other hand, are sometimes indistinguishable from commercial uses in their effects on neighboring properties. In specific instances, it may be appropriate to treat certain light industrial uses more like commercial uses.

GENERAL CITY PATTERN — FUTURE

Since the development of the interstate highway system began in the 1950s, the United States has been on a 70-year building spree of sprawl. Only recently have we begun to face the fact that we cannot possibly afford to *maintain* the sprawling infrastructure that we have built.

- For more information on the costs of America's deferred infrastructure maintenance needs, see the American Society of Civil Engineers' *2021 Report Card for America's Infrastructure*.
- For more information on alternative strategies for making your city fiscally strong and resilient in the long term, see Strong Towns.

It is crucial for cities to maintain a compact development pattern, because it maximizes the efficiency and minimizes the cost of providing public services, from utilities to police patrols— not only in short-term operating costs, but in long-term maintenance costs.

Compact and contiguous development is not only an economical strategy, it is also a pragmatic one. Kansas statutes K.S.A. 12-520 et.seq. make new island annexations very difficult for Kansas cities to implement, while it is relatively easy for cities to annex land that is adjacent to existing corporate limits.

- An overview of the detailed requirements for various types of annexation processes is available in the 2015 Kansas Legislator Briefing Book on Annexation.

Valley Center has historically been fairly compact, but has begun to both annex and develop larger lot residential subdivisions as it grows. Communities that maintain a higher percentage of more dense, urban-style neighborhoods in proportion to large-lot suburban development will have an economic advantage in the 21st century.

DIRECTION OF GROWTH

Valley Center's founder chose a site for the original city that was adjacent to the new railroad, roughly halfway between Wichita and Newton, and reasonably close to Jester Creek and the Little Arkansas River. Access to rail transit, fresh water, and rich floodplain soils have given Valley Center many advantages over the years.

However, there are undeniable disadvantages to the city's site, as well— primarily resulting from the fact that much of the community was subject to frequent flooding, until construction of the M.S. Mitch Mitchell Floodway provided some protection. Even now, northwest of Valley Center, floodplains associated with the Little Arkansas River and Jester Creek are not controlled by existing levees, and will constrain growth in that direction. Land in floodplains is considered unsuitable for development, and typically is used only for agriculture, or perhaps parkland.

Today, the main factor determining Valley Center's likely future growth pattern is its proximity to the Wichita metropolitan area, and Wichita's burgeoning suburbs, particularly Park City and Maize. While the boundaries of adjacent cities may not be a serious constraint on Valley Center's growth during the ten-year span of this Planning Period, they will eventually constitute an absolute limit on the City's growth to the east, south, and southwest. Development in those directions will almost certainly never exceed the boundaries of Valley Center's current Urban Growth Area.

Interstate I-135, which passes north to south just east of Valley Center, is also a major influence on the community's economic success, and therefore its potential pattern of growth. Interchanges at 77th, 85th and 101st Streets provide easy access for local residents. Maintaining convenient connections to the interstate highway system should continue to be a goal of future development.

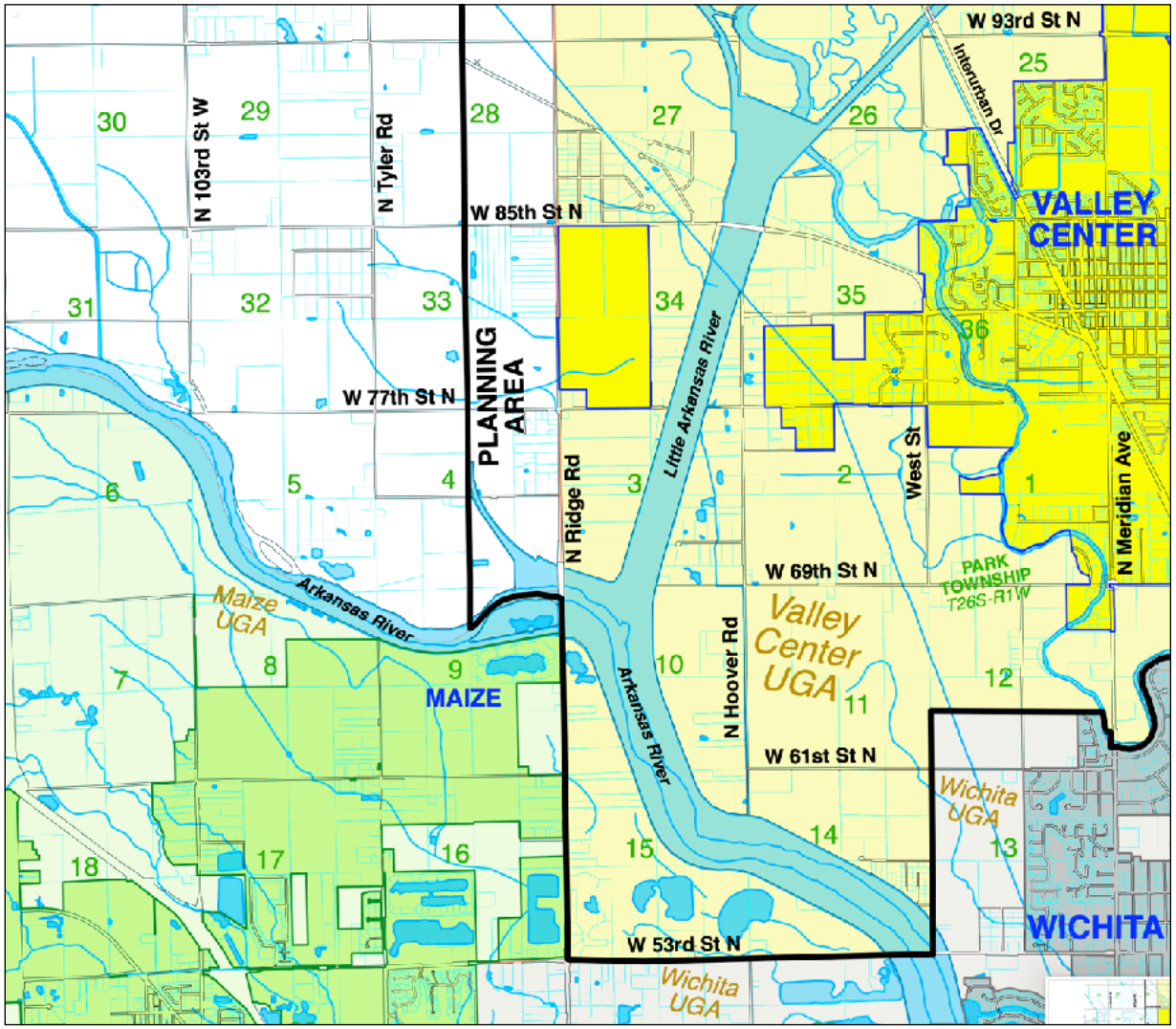
All of these factors make it likely that Valley Center's **future directions of development will be focussed to the west, and to the northeast**.

West Land to the west of Valley Center, on the west side of the flood control levees and north of the Little Arkansas River, is not currently included in the Urban Growth Area for either Valley Center or the City of Maize. It is connected to the main part of Valley Center by the 85th Street bridge, and is connected to Maize by the Ridge Road bridge.

It is possible that both Cities may seek to expand into this area. Maize would have to extend utilities past the Arkansas River and its levees, whereas Valley Center would have to extend utilities past the Little Arkansas River and its levees. Whichever City is first to commit to extending utilities into the area will likely be more successful in annexing land into its own tax base.

Valley Center has already annexed land in the area west of the levees—about a half-section on the east side of Ridge Road between 85th and 77th Streets—but the City's utilities do not currently extend west of the Little Arkansas River levees.

Extending Valley Center utilities to the part of Valley Center's Urban Growth Area that is southwest of the Arkansas River and its levees would likely be cost ineffective.

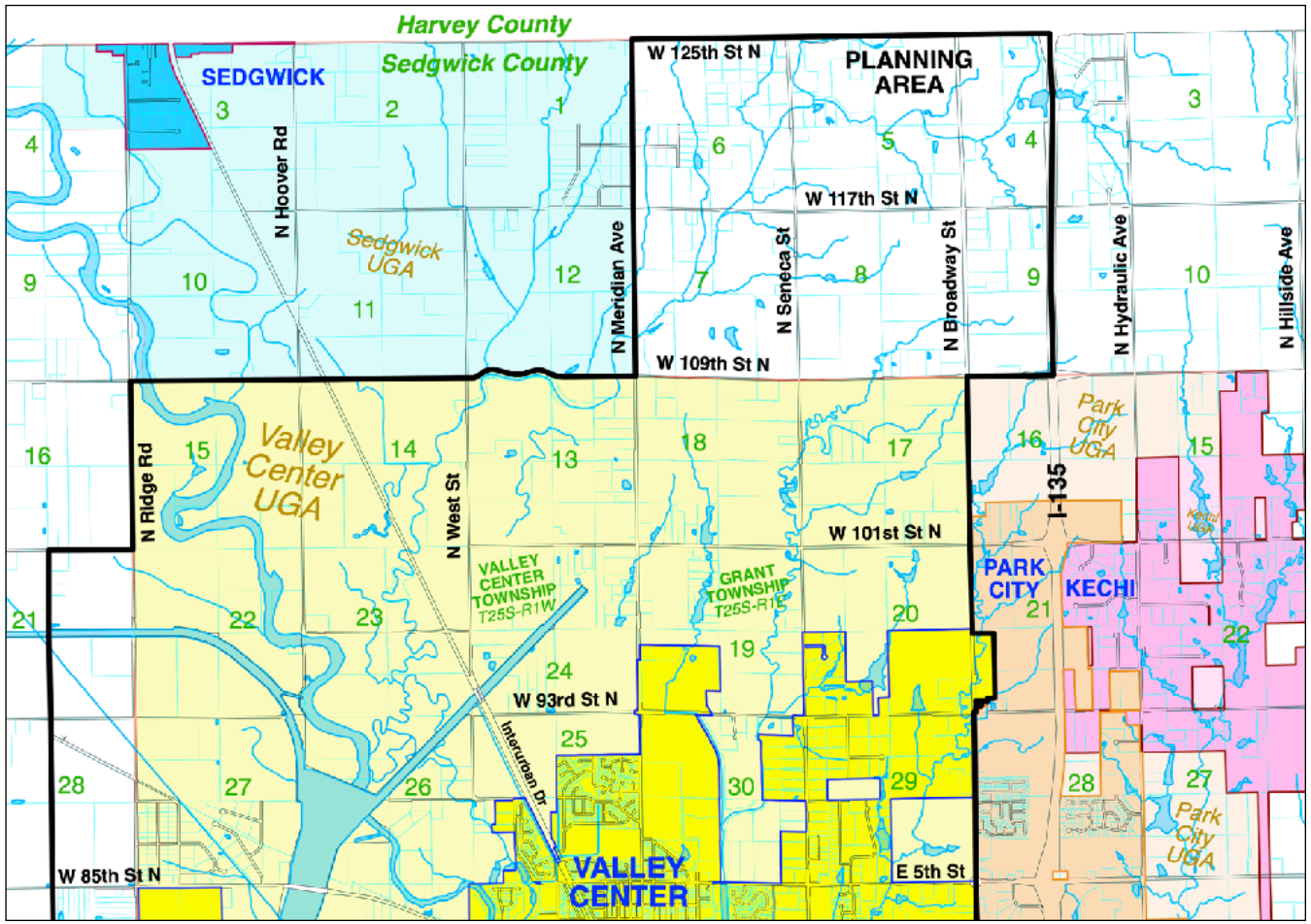


Area of potential growth to west of Valley Center

Northeast Development to the northeast of Valley Center, north along Meridian, Seneca and Broadway, would be easier from the perspective of expansion of the municipal utilities systems. This area is currently mostly in agricultural use, with some scattered large-lot residential development.

The Urban Growth Areas (UGAs) for Valley Center and Park City do not currently extend north past 109th Street. The dividing line between Valley Center's UGA and Park City's UGA runs mostly along Broadway. It is possible that both Cities may eventually seek to expand into the area north of 109th Street.

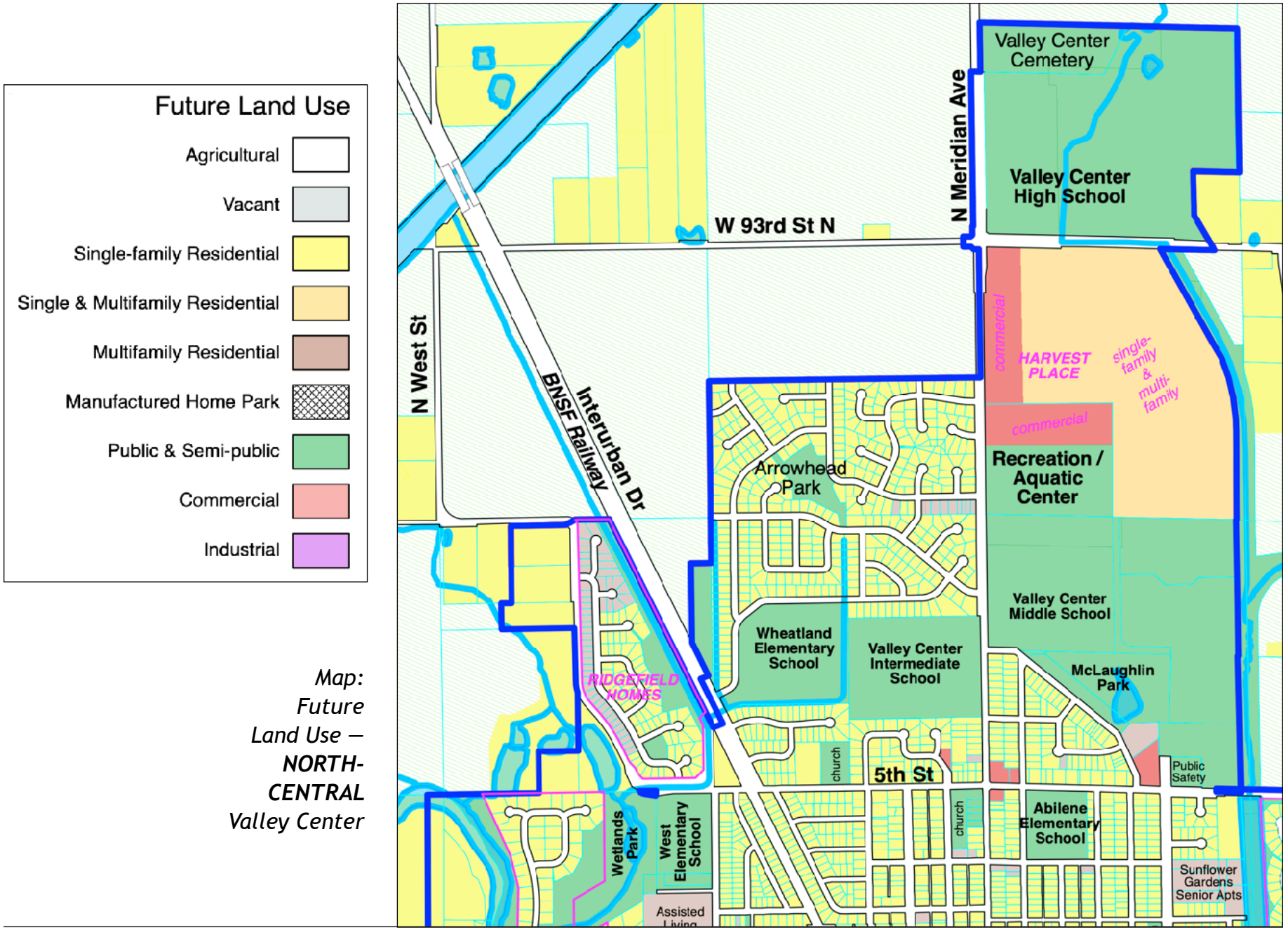
Though highly unlikely during the course of this 10-year Planning Period, it is possible that Valley Center may at some point in the future grow as far north as the county line at 125th Street. Extending a community's municipal boundary across a county line can be done, though it makes administration of a city more complex.



Area of potential growth to northeast of Valley Center

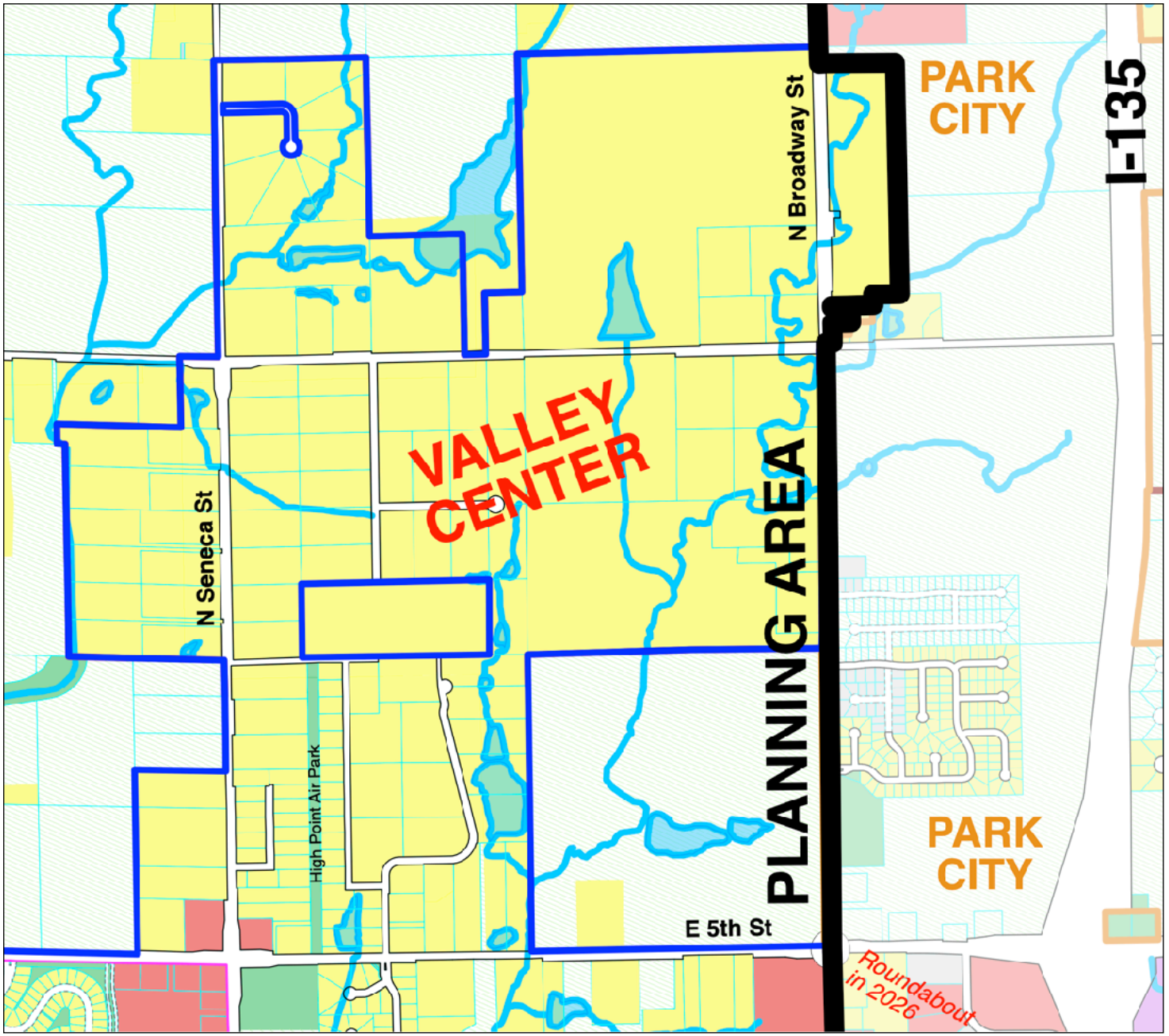
The following pages show six closeup views of the **Future Land Use Map** developed for this Comprehensive Plan:
North-Central, North-East;
South-West, South-Central, South-East;
and Far South.

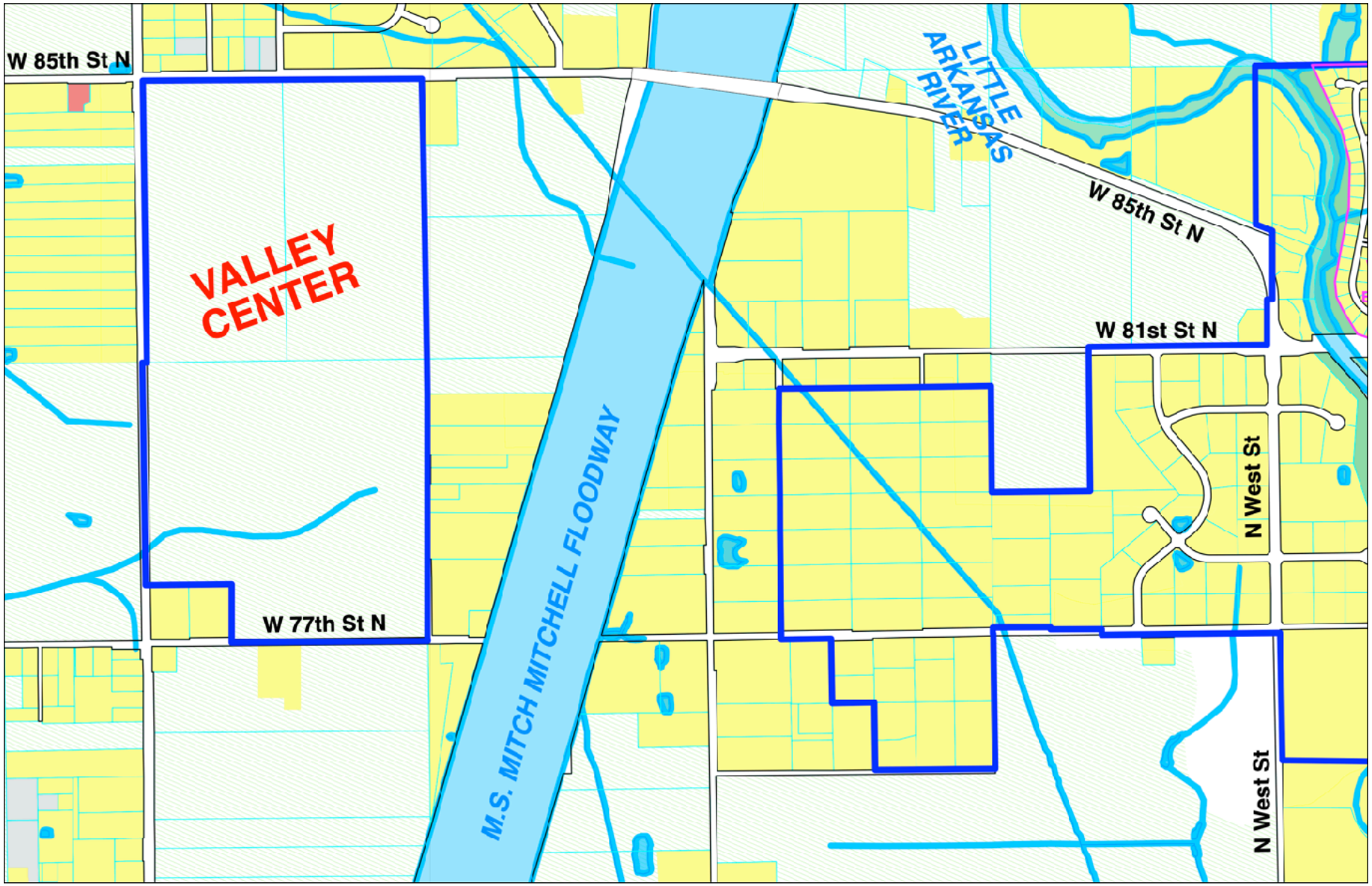
A pdf file of the complete Future Land Use Map is available on the City of Valley Center website.



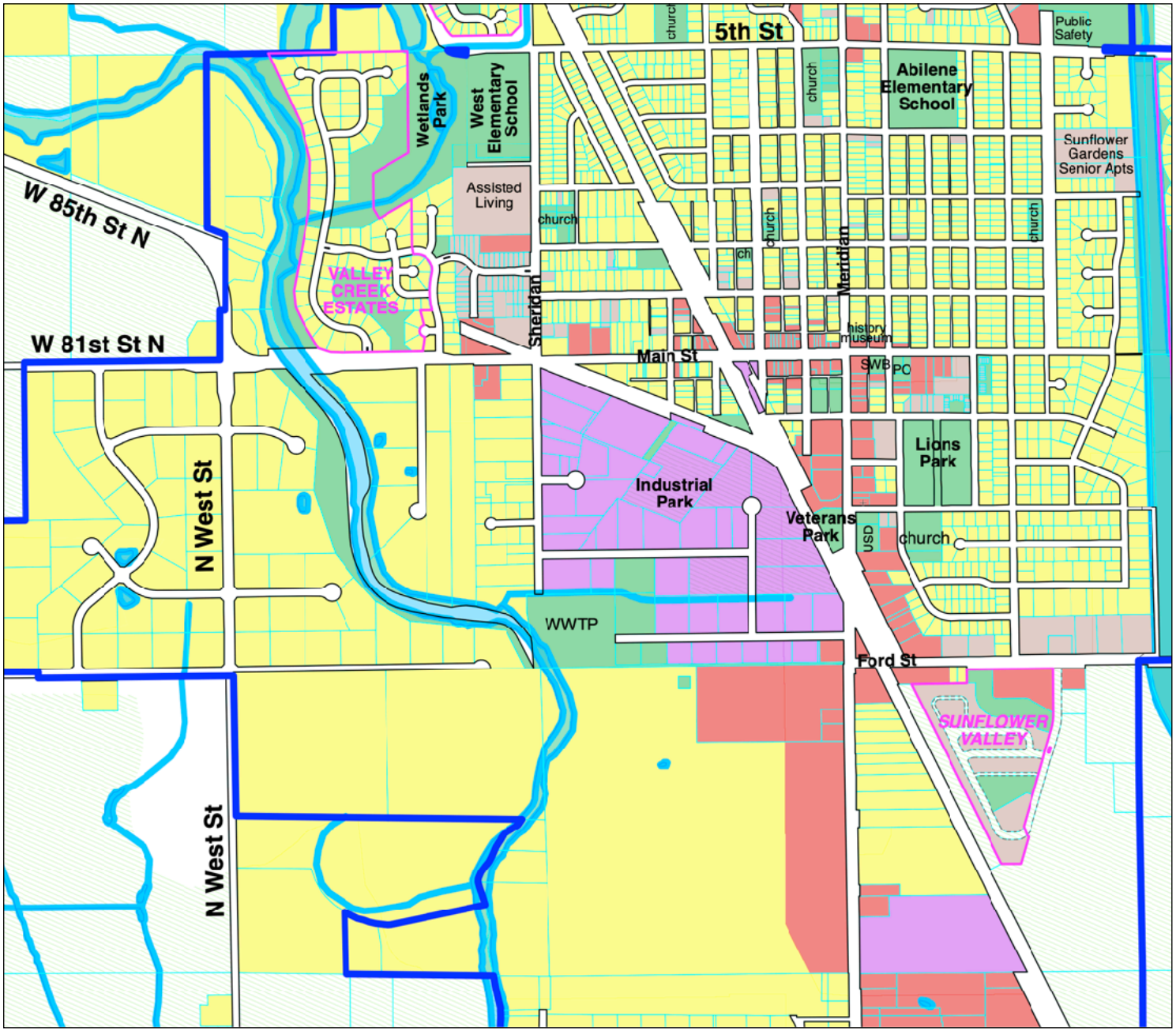
*Map: Future Land Use — **NORTH-CENTRAL** Valley Center*

Map:
Future
Land Use —
NORTH-EAST
Valley Center

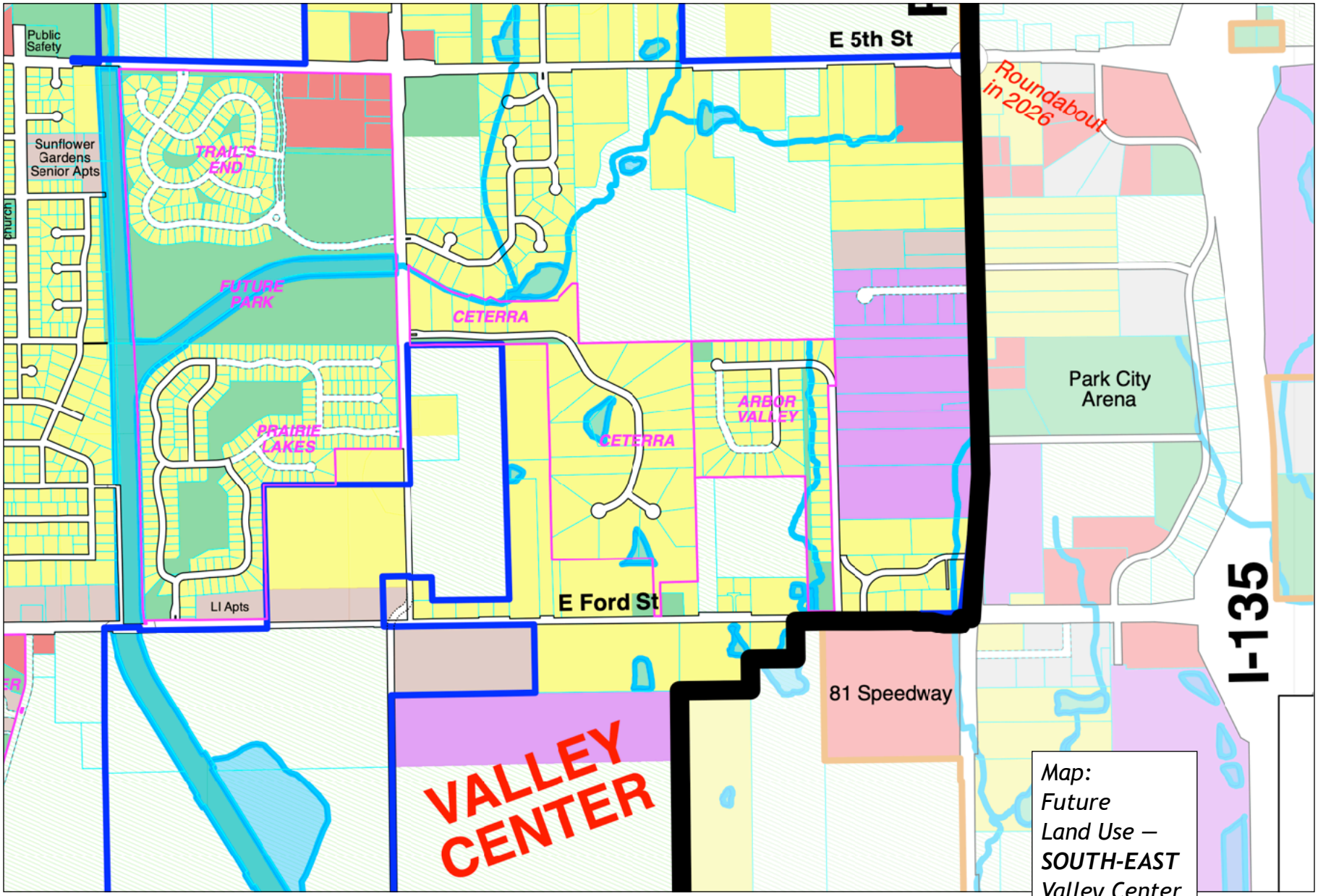




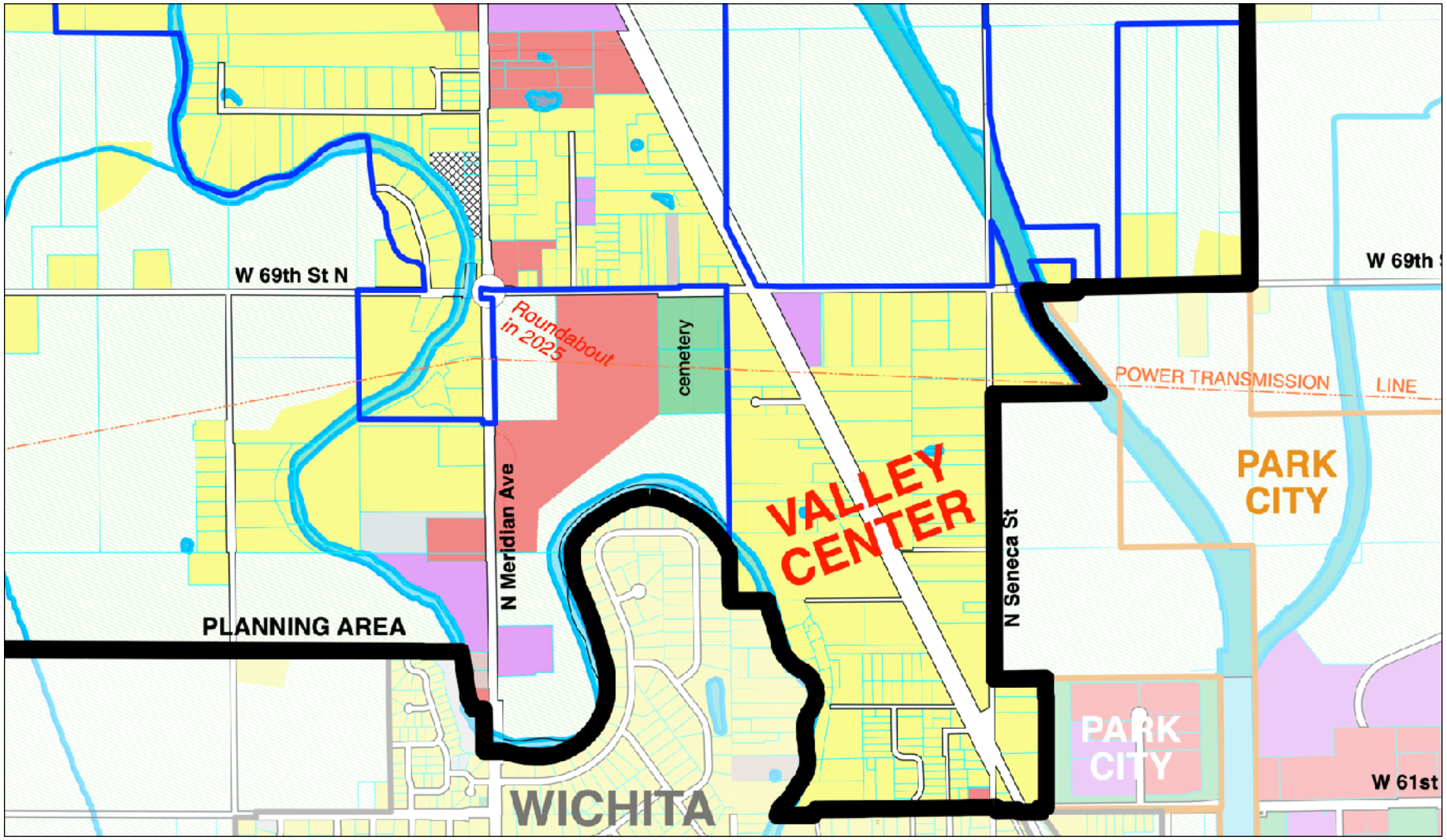
*Map: Future Land Use — **SOUTH-WEST** Valley Center*



Map:
Future
Land Use —
SOUTH-CENTRAL
Valley Center



*Map: Future Land Use — **SOUTH-EAST** Valley Center*



*Map: Future Land Use — **FAR-SOUTH** Valley Center*

RESIDENTIAL — FUTURE

Before the 1950s, it was common for American neighborhoods to have a mix of single family and multifamily homes, including garage or upstairs apartments, duplexes, and even small three- or four-unit apartment buildings. These neighborhoods worked well, supporting diverse multi-generational communities with housing at a range of price points.

In the last half of the 20th Century, however, it became standard practice to isolate single-family housing in large and homogeneous developments of similar houses. On the occasions when multifamily housing was built, it tended to be in the form of big apartment complexes or entire city blocks of duplexes, completely separated from single-family neighborhoods.

Now, in the 21st Century, the social and economic advantages of traditional mixed neighborhoods are appreciated again. Such neighborhoods offer the option for multiple generations of a family to find appropriate housing without having to move far away. Higher density allows more people to be supported with less infrastructure, and improves options for walkability and the social connections that walkability encourages.

Many small rural cities have insufficient low-cost and rental housing to meet local demand, and therefore lose young people who cannot yet afford to own a home, as well as older residents who may be looking for a lower-maintenance lifestyle.

There is often a tendency to think that all single-family homes are owner-occupied, and all multifamily homes are rentals, but this is not the case. Twin homes and condominiums of various configurations allow individual ownership of homes within a multifamily structure, and single-family detached houses may be rented.

- About **21%** of Valley Center's housing units are in **multifamily** configurations, and **31%** of its occupied housing units are **rentals**.

While there is clearly an ongoing demand in Valley Center for **large, single-family suburban homes**, there is also a national trend toward **more affordable attached homes within suburban neighborhoods**, as well as **smaller homes in walkable, urban-style neighborhoods**. Ideally, all such neighborhoods should supply both owner-occupied and rental options.

- Over 62% of Valley Center's occupied housing units are occupied by **one- or two-person households**.

As Valley Center has already frequently shown, smaller types of multifamily housing can be comfortably accommodated in single-family neighborhoods, as long as they are designed to fit in with the character of the neighborhood, and parking requirements are handled sensitively. Only apartment buildings or complexes that are large enough to generate significant amounts of traffic are typically incompatible with single-family neighborhoods, though they may serve as a useful screen between single-family neighborhoods and commercial land uses.

Valley Center has a very robust mix of single-family homes and multifamily housing in a variety of types. Continue to encourage development that offers **a mix of both single-family and multifamily housing, appropriately designed and scaled.** In addition to typical suburban single-family houses, include smaller single-family homes in walkable neighborhoods, townhomes, patio homes, duplexes, triplexes, small apartment buildings, cottage courts and accessory dwelling units (ADUs).

Valley Center's existing Zoning Regulations already allow most of these possibilities, including accessory dwelling units and cottage courts.

Maintaining an array of **diverse housing options at a range of price points** should be a primary goal of future development in Valley Center, including affordable units for first-time home buyers and accessible units for seniors. Continue to encourage development of single-family homes, as well as high-quality, accessible, and low-maintenance multifamily housing.

10-year Housing Needs The following rough calculations are intended to show the scale of Valley Center's 10-year housing needs. These estimates do *not* account for the replacement housing units that would be needed in order to compensate for existing houses which may be lost to causes such as fire or demolition.

- If the City's population of 8,448—as estimated by the *2018-2022 American Community Survey (ACS)*—grew by the intended rate of **30% per decade**, Valley Center would have about 10,983 people by 2032, for a net gain of about 2,535 individuals.

  Taking the additional population of 2,535 people, and dividing that number by the *2018-2022 ACS* average **household** size of 2.71 people per household, Valley Center might expect to have **about 935 additional households over a ten-year period**, which would require an average increase of **about 94 housing units per year,** each and every year over the course of the next decade.

  Taking the additional population of 2,535 people, and dividing that number by the *2018-2022 ACS* average **family** size of 3.46 people per household, Valley Center might expect to have **about 733 additional family households over a ten-year period**, which would require an average increase of **about 73 housing units per year,** each and every year over the course of the next decade.

Of course, housing is rarely built at smooth and predictable rates. In fact, it tends to be developed in spurts. Nevertheless, these estimates should help provide an idea of the scope of long-term housing demand in Valley Center.

Current Rate of Housing Development

At the 30% per decade population growth rate estimated in this Plan, somewhere between 73 and 94 housing units per year would need to be developed in order to keep up with population growth. If we assume an average of 84 new housing units needed per year—admittedly a rough estimate, and one that does not include dwellings needed to replace those lost to demolition or other causes—that would imply a need for **420 new housing units over the course of five years**.

This is far more than the 199 single-family and manufactured homes developed in Valley Center over the previous five years. It would seem that the city **will likely need to more than double its recent rate of housing construction, in order to meet the oncoming demand**. Compensating for unmet existing demand may require an even higher rate of increase.

Renovating Existing Housing Another factor to bear in mind is that, according to Census data, as of 2022 Valley Center had 193 vacant dwelling units—a **vacancy rate of 5.9%**.

This would imply that while there is vacant housing available in Valley Center, it is either not the right *kind* of housing to meet people's needs, or not the right *quality* of housing to meet people's standards. Nevertheless, those 193 vacant housing units are a potential resource. Properly renovated, they could help the city meet its need for expanded housing development, while making better use of existing infrastructure.

PUBLIC & SEMI-PUBLIC — FUTURE

The City may need to acquire additional land for public uses during the Planning Period. Valley Center's Police and Fire Departments both need more space for staff. City Maintenance facilities are also likely to need expansion within the 10-year span of this Planning Period, or at least renovations addressing inadequate office space and restrooms.

The Valley Center School District may also need to acquire additional land for public use. USD 262's enrollment has grown by about 500 students in the previous ten years, and continues to increase. The District plans to build a new elementary school by the start of the 2026-2027 school year, as well as adding on to the high school.

COMMERCIAL — FUTURE

Continue to enhance Valley Center's commercial areas, particularly in the historic downtown along Main Street, and in the evolving expansion of downtown along Meridian. Ideally, the character of businesses in each area should serve different commercial needs, complementing each other, rather than unduly competing.

Continue to focus downtown's commercial development on businesses that thrive in a walkable environment: offices, professional services, coffee shops, restaurants, and the sort of locally owned retail stores that thrive on lifestyle and impulse buying. Continue to focus commercial areas along Meridian on larger-lot commercial development that depends on vehicle traffic and ample parking lots for success.

INDUSTRIAL — FUTURE

Over the Planning Period, further expansion of Valley Center's strong industrial sector could substantially impact Valley Center's future economy, its transportation network, and its future housing needs as well.

Continue to develop Valley Center's existing **Industrial Park** southwest of downtown. Ideally, provide pad-ready sites—graded, with utilities stubbed, and road access already developed; in short, ready to be built on.

TRANSPORTATION RIGHTS-OF-WAY — FUTURE

From a land use perspective, Valley Center has a good right-of-way network to sustain expected growth.

As new housing is developed on currently vacant land, neighborhood streets should be platted with enough width to accommodate the roadway itself, as well as adequate drainage facilities, utilities, sidewalks, and street trees.

Currently, City Subdivision Regulations require a minimum curb-to-curb roadway width of 30 feet. However, consider allowing for the possibility of narrower streets under certain circumstances. Roadways that are as narrow as fire-fighting equipment access allows can help to calm vehicle traffic speeds and keep residential neighborhoods comfortably walkable.

Street patterns should be designed to coordinate with both existing streets, and with potential future expansion of both the street network and the sidewalk and bike path network.

Avoid allowing development of residential subdivisions that are designed with minimized street connectivity to the road network. Such street patterns are both a potential problem for emergency vehicle access, and a recipe for future traffic jams.

LAND USE OUTSIDE THE CITY — FUTURE

Portions of the Planning Area outside the City of Valley Center have already been developed for large-lot residential housing, as well as a scattering of commercial and industrial uses.

As demand for **large-lot residential housing** occurs in the Planning Area, **discourage scattered lots** and instead **establish platted rural subdivisions**. Such subdivisions should have good road access, and be located to avoid floodplains. Make sure such large-lot subdivisions are not located where they are likely to constrain more highly concentrated future development.

In general, however, the Planning Area outside the City should continue to be used mainly for **agriculture**, which should be regarded as the highest and best use for such productive soils.

The City of Valley Center does not currently require *No Protest Agreements* before providing utilities to properties outside the City Limits. Consider implementing a policy of annexation, or at least requiring a *No Protest Agreement*, for any property outside the City Limits that wishes to connect to City utilities. Consider annexing any developed parcels making use of City utilities.

Downtown

A city's downtown is a concentration of commercial, cultural, and civic activities, ideally with a strong residential component as well. No matter how large or small the city, having a vibrant downtown is critical to both its quality of life and its economic success.

A vibrant downtown is not only a small city's major economic driver, it is "everybody's neighborhood", a cultural center where people from the entire area congregate. When people think of a particular small city, its downtown is usually the first image that comes to mind, so the character and attractiveness of a community is often judged by the character and attractiveness of its downtown.

Community Questionnaire participants were asked to think about Valley Center's downtown business district, and check factors of the physical environment which need improvement. Factors are listed in order of the percentage of respondents that expressed concern.

- General attractiveness of streets & sidewalks : 11.4%
- Areas behind businesses: 11.2%
- General appearance of building facades: 11.2%
- Lack of street trees : 10.7%
- Restrooms: 10.2%
- Parking lots: 10.0%
- Condition of sidewalks: 7.2%
- Condition of streets: 6.7%
- Storefronts used as storage: 5.7%
- Handicap access to businesses: 5.4%
- Ease of vehicle access: 5.2%
- Business signs: 5.1%

DOWNTOWN — EXISTING

From a land use perspective, the city's downtown has two parts, which overlap but have different character. The **historic downtown** along Main Street runs from the railroad tracks and Co-op elevators east to a couple of blocks past Meridian. The vehicle-oriented **Meridian downtown corridor** portion of the city's central commercial area runs roughly from just north of Main Street south to the tracks, along both sides of Meridian.

Historic Downtown Valley Center's historic downtown includes the city's Post Office, a bank, stores, restaurants, service and professional businesses, medical offices, an event center, and a car dealership. The continuous building facades, storefront sidewalks (west of Meridian only), and ample on-street parking make the area fairly pedestrian-friendly. However, the wide expanse of asphalt street, lack of street trees, and utilitarian lighting make it far less attractive than it could be.

There are only a few two-story buildings in the historic downtown which offer the possibility for development of loft apartments. However, historic residential neighborhoods abut the commercial core, supporting a solid downtown residential presence—a critical factor in making any downtown a vibrant hub for the whole community.

Valley Center's historic downtown—Main Street, west of Park Avenue

Valley Center's historic downtown—Main Street, west of Meridian

Valley Center's historic downtown—Main Street, east of Meridian

Meridian Downtown Corridor Valley Center's vehicle-oriented civic and commercial area along Meridian Avenue is anchored on the north end by the Valley Center Historical Museum, and on the south end by Veterans' Park. Lions' Park, just a block east of Veterans' Park, includes the city's outdoor Swimming Pool, as well as the Valley Center Community Center, Senior Center and Library, and functions as a downtown destination.

Destinations along Meridian include City Hall, the USD 262 District Office, the School District's Learning Center and warehouse, restaurants, shops, service businesses, a gas station/convenience store, and a hardware store.

There are sidewalks along Meridian, which is essential for community connectivity. However, the large parking lots associated with each destination make this area more vehicle-friendly, and less attractive to pedestrians.

Meridian Civic and Business District —City Hall & USD 262 District Office, on Meridian

Meridian Civic and Business District—looking south on Meridian

DOWNTOWN — FUTURE

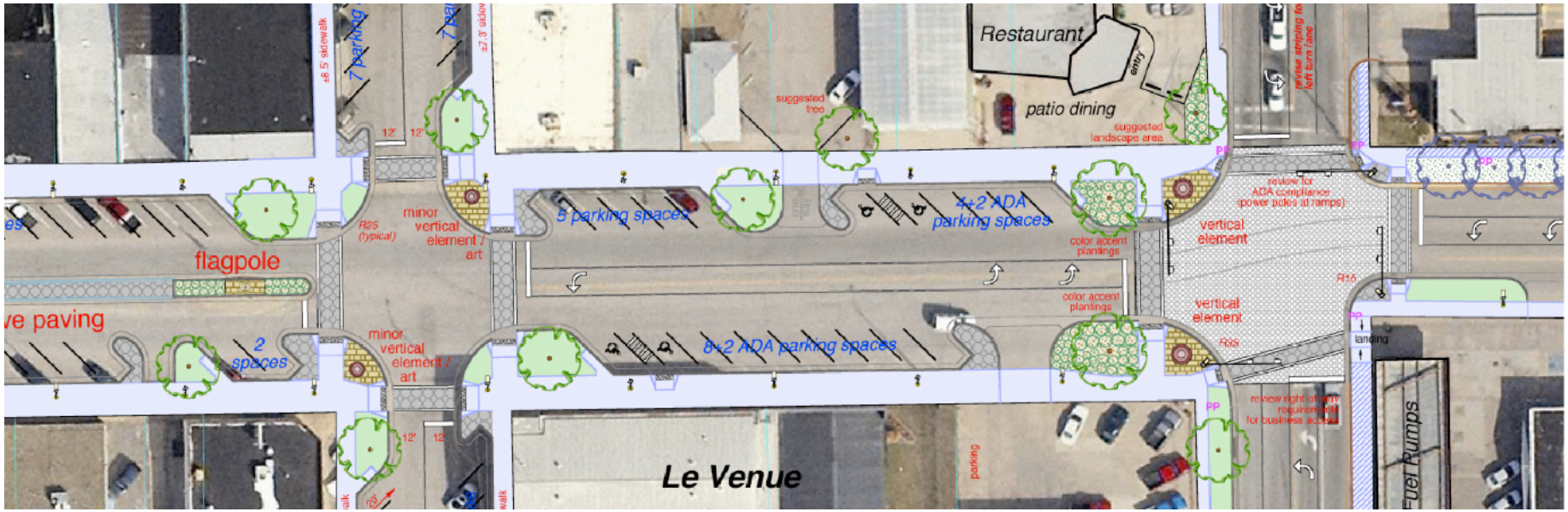
Historic Downtown What Valley Center's historic downtown lacks is a truly **walkable streetscape**. While the sidewalk space is adequate, it is not generally *attractive*. There is little shade, and there is practically no street life to keep the area activated.

The building facades in Valley Center's historic downtown are generally in good to excellent condition. To take full advantage of the public space they create, sidewalks and streets which are currently optimized for vehicle traffic can be reconfigured to **prioritize the pedestrian experience**.

Such a transition does not happen instantly, but can be **implemented in phases** over time. The first step is to agree on a specific **streetscape plan** that leads to such a future. The City had a concept for such a plan created in 2009; never implemented, it may still provide a starting point for discussion.

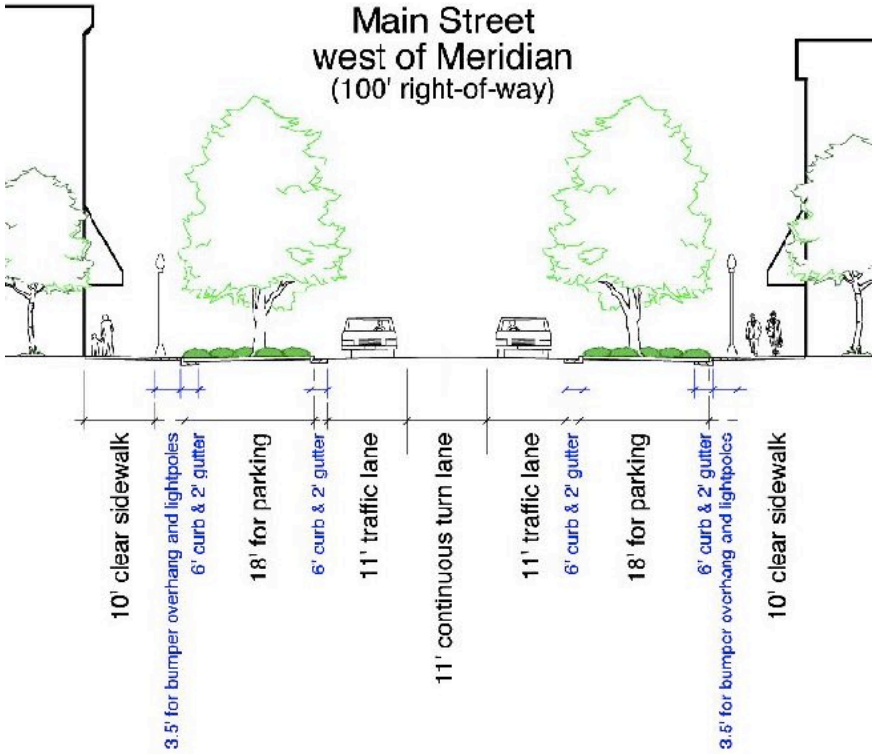
A downtown designed for cars encourages people to drive in, do exactly the errand they came for, then get back in their car and leave. A walkable streetscape increases foot traffic, which increases the economic success of businesses that thrive in the synergy of a walkable neighborhood, such as restaurants, small retail shops, service businesses, and professional offices. As more people spend more time downtown, all downtown businesses thrive even more.

A small reduction in Valley Center's existing downtown on-street parking—which, pending a parking study, appears to be excessive to need—would allow space for **wider sidewalks, curb extensions to support shorter and safer crosswalks, street trees, improved ADA accessible parking, street furniture** like benches and bike racks**, pedestrian scale ornamental lighting,** and perhaps some small-scale **outdoor dining.**



Excerpt from 2009 Valley Center Main Street Concept Plan

Drainage improvements utilizing green infrastructure could be incorporated as part of suitable streetscape improvement projects. Green infrastructure solutions can often be scaled and localized, to focus on solving specific drainage problems near where the problem occurs. The living green portion of green infrastructure can provide an opportunity for badly-needed landscaping to beautify Valley Center's downtown.



2009 Valley Center Main Street Concept Plan—Section

Meridian Downtown Corridor Meridian Avenue should definitely be included in any streetscape improvement plan for downtown Valley Center. This road is in many ways the city's "front door." Along with I-135, it is one of the two primary connections between Valley Center and the greater Wichita metropolitan area—and Meridian presents far more opportunities for esthetic improvements than are permissible along a high-speed freeway.

The road surface itself has recently been improved, and **street trees and landscaping** are currently being installed along Meridian. Consider some additional enhancements:

- Explore options for safer **crosswalks** across Meridian in the downtown corridor. Especially at Main Street, this would help reconnect the east and west parts of Valley Center's historic downtown for pedestrians.
- As appropriate, add to the City's existing **wayfinding sign system**, to help visitors find their way to local destinations.

Main Street Valley Center The National Trust for Historic Preservation established the National Main Street Center in 1980, and has since successfully helped cities and towns across the country to revitalize their downtowns. Information on the national program is available at mainstreet.org.

Main Street programs utilize a four-point approach, which recognizes that a community's ability to organize its people, market its assets, improve its downtown, and restructure its economy are all interrelated.

The local nonprofit organization *Main Street Valley Center* was established in 2017. Its work is essential in creating a vibrant and successful downtown. Among other projects, they have sponsored new events on Main Street, and created the *Main Street Enhancement Grant* program to assist downtown landowners to improve their historic buildings. More information on Main Street Valley Center is available on their website.

Ideas for Renovating Downtowns

Consider the following resources
to inspire ideas for continuing to improve
Valley Center's downtown:

- Here's What *Not* to Do to Your Small-Town Main Street is an article from Strong Towns, that may be particularly applicable to Meridian in Valley Center.
- From 1985 to 2012, Kansas Main Street programs operated successfully in 25 Kansas communities, helping to revitalize and preserve downtown districts. The Kansas program was reestablished in 2020, and once again offers resources and tools to breathe new life into historic commercial districts.
- USDA's Downtown Revitalization webpage includes case studies and a list of **funding resources**.
- 50 Best Small Town Downtowns in America is a 2015 article in *Best Choice Reviews*, that describes characteristics that make small towns attractive and successful.
- 40 of the Best Main Streets in America You Need to Visit is a slide show of images from an article in *Country Living* magazine.
- HGTV's Home Town Takeover, available for viewing online, is an 8-episode television series featuring 12 renovations designed to revitalize the small town of Wetumpka, Alabama, population about 7200. Episode 8 is a retrospective highlighting the logic behind selecting renovation projects that will have the biggest impact on the whole community.

LAND USE GOALS

Policies & Regulations

- Consider establishing **Site Plan Review criteria** for commercial development along Main Street downtown, and along the downtown area of Meridian.
- Update the City's Zoning Regulations to:
  - Encourage **cottage courts**
  - Address tiny homes
  - Address preservation of **historic** homes & neighborhoods
- Update Subdivision Regulations to address walkable versus cul-de-sac neighborhood design.

Annexation

- Consider establishing a policy that requires a ***No Protest Agreement*** between the City and any landowner outside the City Limits, before they can connect to City utility services.
- Consider **annexation** of any developed land outside of the City that is adjacent to or quite near the City Limits, especially if it is utilizing municipal utilities.

Streets

- Consider revising the City's Subdivision Regulations to allow for the width of **neighborhood streets to be as narrow as fire-fighting equipment access allows**, in order to calm vehicle traffic speeds and keep residential neighborhoods comfortably walkable.

Land Acquisition

- **Plan ahead to acquire land** that might be needed for any future municipal facilities.

Downtown & Streetscapes

- **Expand Downtown Overlay District** in Zoning Regulations, to coordinate with Main Street program designation, and include commercial and public development on Meridian.
- Implement a **parking study of downtown Valley Center**, to determine if existing parking is excessive to need or not.
- Consider adding dedicated **golf cart and motorcycle parking** areas downtown.
- Develop a **streetscape plan for downtown Valley Center,** which can be implemented in phases, to **prioritize the pedestrian experience** over vehicle traffic.
- Make **downtown** safer and more welcoming for **bicyclists**.

  Add **wider sidewalks, curb extensions to support shorter and safer crosswalks, street trees, improved ADA accessible parking, street furniture** like benches and bike racks**, pedestrian scale ornamental lighting,** and perhaps some small-scale **outdoor dining.**
- Encourage **public art** downtown. Especially pursue development of **murals** on some of the big blank walls downtown!
- Continue supporting the downtown **Farmers Market**.
- Consider **green infrastructure solutions for needed drainage improvements,** particularly downtown.
- Develop a **pedestrian-oriented wayfinding signage system** for use **downtown**.
- Consider making downtown a **WiFi hotspot**.
- **Encourage renovation** of the upper-floors of Valley Center's handful of two-story downtown buildings into **loft apartments**

Housing

- Encourage development of **both single-family and multifamily housing,** including townhomes, patio homes, duplexes, triplexes, apartment buildings, accessory dwelling units (ADUs), and cottage courts.
- Encourage **updating of Valley Center's smaller homes** for use by one- or two-person households, especially young adults and down-sizing empty-nesters.
- Encourage development of a variety of **low-maintenance and accessible** homes.
- Maintain an array of **diverse housing options at a range of price points.**
- Encourage development of a higher percentage of more dense, urban-style neighborhoods in proportion to large-lot suburban developments.
- Discourage scattered large-lot residential housing and instead prefer to **establish platted rural subdivisions**.

CHAPTER 7. **Regulatory Tools**

A community's planning goals are implemented in a variety of ways, including the use of regulatory tools. This chapter provides an overview of such tools—zoning regulations, subdivision regulations, construction and environmental codes, annexation, extraterritorial jurisdiction, and site plan review.

By statute, a city's planning commission is directly involved with the development and administration of zoning and subdivision regulations, can recommend other local codes, and makes recommendations to the governing body on annexation decisions. Valley Center's Planning and Zoning Board members and other city leaders should be familiar with all of their potential regulatory resources.

Zoning Regulations

The goal of zoning should be to ensure high standards for development, without unduly restricting private initiative or causing excessive development costs.

Zoning regulations protect property values by ensuring that residential, commercial and industrial land uses are located in compatible arrangements which prevent conflicts. **Zoning seeks to *prevent* conflicts between adjacent land uses, and is the major tool for resolving conflicts which do occur.**

Zoning can help maintain the rate of development at a pace which can be sustained by the community's infrastructure of public and private facilities and utilities.

Zoning regulations establish residential densities, by specifying standards for building setbacks from property boundaries, as well as requirements for maximum building height and maximum lot coverage. They establish standards for required parking spaces, and for the size and location of signs. They regulate accessory structures and uses, and home occupations.

Zoning regulations in Kansas are **not retroactive** and, therefore, they are not effective in cleaning up past mistakes—except over very long periods of time, by the gradual demise of lawful nonconforming uses (grandfathered-in land uses). This is why it is **important to adopt and enforce appropriate zoning *before* problems occur**.

Legislative Capacity and Quasi-judicial Actions: When a city adopts new zoning regulations or makes revisions to existing regulations, it is acting in a ***legislative*** capacity. Since a 1978 court case, cities in Kansas have been required to act in a ***quasi-judicial*** manner when holding a hearing and deliberating on an application for rezoning of a specific parcel of land.

To act in a **quasi-judicial** manner, a planning commission is required to **make its recommendations based on findings of evidence and an issue oriented analysis, in order to prevent arbitrary and capricious zoning decisions. The governing body is held to the same standards.**

If a governing body chooses to differ with or amend the recommendation of the planning commission, it may not do so arbitrarily. It **must support its decision by determining its own findings and analysis**, and either override the planning commission's recommendation by a two-thirds majority vote, or by a simple majority vote return the recommendation to the planning commission to be reconsidered.

Reasonableness: The governing body must establish specific **factors** on which zoning decisions and conditional use cases are to be determined. According to K.S.A. 12-757(a), the governing body *"…shall establish in its zoning regulations the matters to be considered when approving or disapproving a zoning request…"*.

Court tests of zoning cases are based upon the "reasonableness" of the city's decision. Any zoning amendment (for instance, to change a zoning district classification or boundary), is legally **presumed to be reasonable if it is in accordance with a land use plan or the land use element of a comprehensive plan**. Having a good land use plan within this Comprehensive Plan is a key component of the City's defense, should one of its zoning decisions ever be challenged in court.

BOARD OF ZONING APPEALS (BZA)

Any city which enacts zoning regulations must create a Board of Zoning Appeals. Under K.S.A. 12-759, cities may establish boards of three to seven members who serve staggered three-year or four-year terms. When a city exercises zoning only inside the City Limits, all members must reside inside the City Limits. For a city with extraterritorial zoning, at least one member of the BZA must reside outside the city.

Any appeal of a determination by the Zoning Administrator is decided by the BZA. An **appeal** from a decision of the BZA can be made only to the County District Court, and must be made within 30 days.The BZA also has the authority to grant **variances**, to permit modifications in such standards as the maximum height of a structure, in building setbacks, or in minimum lot sizes.

Kansas statutes permit the members of a planning commission to be **concurrently designated as the board of zoning appeals**, and Valley Center has chosen to do so. The City's Planning and Zoning Board members also act as its Board of Zoning Appeals.

Subdivision Regulations

Subdivision regulations are another important method of controlling the development of land. As required by K.S.A. 12-749(a), a **city must have adopted a comprehensive plan *before* it can adopt subdivision regulations**.

Subdivision regulations specify the standards and conditions under which a tract of land can be subdivided. They set standards for the arrangement and design of streets, utility easements, lots, block sizes, open space, installation of public improvements, and proper drainage.

Subdivision regulations may stipulate requirements for street lighting, sidewalks, and water supply and sewage disposal systems, among other things. They may encourage the dedication or acquisition of land for schools, parks, open space, or other community facilities within the new subdivision.

Subdivision regulations also provide a framework to establish a working arrangement between the city and developers—to accept **dedications** of land within a development for future public facilities, to guarantee to the city the installation of necessary **public improvements** such as streets or sidewalks, and to allow for the use of **impact fees** to mitigate the city's costs of providing public utilities and services for the new development and other nearby areas which are benefited.

When a standard in the subdivision regulations is less restrictive than a standard in other applicable regulations or codes, the most restrictive requirement applies. However, in rural areas, **interim standards** on water supply, sewage disposal, and future easements may be applied temporarily, until urbanization is a reality.

According to K.S.A. 12-749(a), a city may extend its **subdivision regulations extraterritorially**. This arrangement recognizes that cities are the main providers of urban utilities in most counties, and logically should be able to administer the initial design and construction of utility services, even outside current City Limits. Extraterritorial enforcement of subdivision regulations also increases a city's ability to ensure that new streets tie properly into the existing urban street system.

Valley Center's current Subdivision Regulations apply both within the City Limits and in the City's extraterritorial jurisdiction.

Over-garage ADU

Backyard ADU

UPDATING VALLEY CENTER'S ZONING & SUBDIVISION REGULATIONS

When Valley Center's Zoning and Subdivision Regulations are next updated, consider revising them to more specifically support and encourage development of **accessory dwelling units (ADUs)**, such as garage apartments or granny flats. ADUs allow both a primary and a secondary but independent home on one residential parcel, and are becoming increasingly popular as more and more families become multi-generational.

Also consider specifically addressing the development of **cottage courts**, which are a type of "missing middle" housing increasingly in demand to counter today's high housing costs. A cottage court is a small group of one- or two-story detached homes arranged around a shared public space, with front doors that all open onto the common area.

The courtyard replaces the function of individual back yards. It not only reduces the amount of land needed per dwelling unit, the shared space also enhances community ties and social connections among neighbors. Cottage courts can be adapted to urban infill, suburban, and rural settings.

Cottage Court

Construction & Environmental Codes

Various construction and environmental codes are the tools used to maintain minimum construction standards, to remedy substandard housing, and to deal with sanitary and nuisance conditions. Codes also establish the process for permit approval for construction projects, determine standards for licensing contractors, and create enforcement procedures for inspections and appeals.

Codes are generally administered and enforced by trained municipal staff specifically assigned those duties, typically a Code Enforcement Officer.

City Extraterritorial Codes If a city has extraterritorial jurisdiction for their subdivision or zoning regulations, they have authority to enforce city building codes outside the City Limits (see K.S.A. 12-751(b)). A petition procedure permits 20% of the electorate to require an election to be held to decide whether the adopted extraterritorial building codes should be retained. If building codes are removed by such a vote, they cannot be reestablished for at least four years.

County Codes A county can adopt construction and environmental codes for all its unincorporated area, or for a defined area around a city. Counties may also adopt a city's codes by reference for an area around the city, or a city may adopt its county's codes by reference. Either the city or county may perform the administrative functions needed, as may be jointly agreed.

The City of Valley Center enforces its own codes within the City Limits and within the City's extraterritorial area, and Sedgwick County enforces its County codes in the Planning Area outside of Valley Center.

TYPES OF CODES

A variety of building, construction, and environmental codes play a role in protecting the health, safety and welfare of the public and their property. **Codes establish minimum standards** which, over time, help to upgrade and maintain the quality of the community's building inventory, in turn improving the quality of life and the city's tax revenue base.

Model Codes Typically, national or international model codes are adopted by reference, sometimes with specific amendments to address unusual local conditions. Model codes are developed by independent standards organizations, which regularly update their codes to deal with the latest changes in building materials and techniques.

It is generally far more cost-effective to adopt a model code, than to invest municipal resources in writing and regularly updating a local code. Also, contractors are already familiar with most model codes, but may be reluctant to work in a community with its own idiosyncratic requirements.

example: Building Code violation

Building Codes govern the construction requirements for all types of buildings, by regulating their design, methods of construction, quality of materials, types of use, degree of occupancy, site location factors, and certain equipment required for their construction and operation. **Energy-efficiency** requirements and **historic preservation standards** may also be incorporated in building codes.

example: Plumbing Code violation

example: Electrical Code violation

example: Sanitation Code violation

Plumbing Codes are responsible for regulating both potable water carrying systems and sanitary sewers.

Electrical Codes safeguard persons, buildings, and their contents from hazards arising from the use of electricity in new and remodeled structures.

Mechanical Codes serve to protect individuals and property by controlling the design, construction, installation, quality of materials, location, operation and maintenance of heating, ventilating, cooling, and refrigeration systems, as well as incinerators and other heat-producing equipment.

Fire Prevention Codes prescribe regulations for safeguarding life and property from the hazards of fire and explosion. They set safety standards and attempt to prevent fires from starting and spreading. They are a factor in fire insurance ratings.

Sanitation Codes regulate a wide range of health concerns including sewage disposal, water supply, abandoned and inoperable vehicles, pest and animal control, and environmental features in and around buildings, such as outside storage, that often lead to health hazards and blighting conditions.

example: Dangerous Structure violation

Dangerous Structures Ordinances require the repair or removal of dangerous and unsafe structures by the owner or the city.

Housing Codes prevent overcrowding, and maintain minimum health and safety features in dwellings. They are concerned with the quality of the residential environment, and affect the upkeep and maintenance of existing dwellings. They can be enforced as a response to regular house-to-house inspections, or complaints, or be triggered by a change in ownership or renter.

Weed Mowing Ordinances establish a maximum standard for the height of vegetation outside of planting beds. Typically, if the owner does not keep vegetation within required limits, the city will mow, and then assess the cost to the owner.

City Beautiful Ordinances are a method of removing or causing the repair of unsightly and blighted structures in order to promote beautification. They can apply to both principal and accessory structures. Such ordinances are often combined with housing code minimum standards.

Manufactured Home Park Codes cover such items as water supply, sewage disposal, drainage, and street and parking facilities in manufactured home parks, density, open spaces and recreational areas, refuse disposal methods, and utility connections. Manufactured home park codes may also be written to include **recreational vehicle campgrounds**.

Manufactured home park codes cannot control the actual location of manufactured home parks, or the locations of individual manufactured homes scattered in a community, since this can only be accomplished by zoning regulations. However, since manufactured home park codes are adopted as health and safety codes, they are not limited by the grandfather clause inherent in the administration of zoning regulations, and so **can be used to upgrade existing parks**.

MANUFACTURED, MODULAR, & PREFAB HOUSING

Manufactured, modular, and prefab homes are all forms of housing constructed in factories. A manufactured home may cost about half the per square foot cost of a site-built dwelling. Provided they meet local construction codes, modular and prefabricated units are usually permitted by zoning regulations anywhere that site-built housing can be constructed.

HUD Code In 1974, the U.S. Congress changed the name "mobile home" to "manufactured housing". A **nationwide certification process was initiated in 1976** by the U.S. Department of Housing and Urban Development, which set standards for all such housing under the federal Manufactured Housing Construction and Safety Standards Act, otherwise known as the **HUD Code**.

Homes which do not meet the HUD national standards, almost all of which were built prior to June 15, 1976, are still referred to as "mobile homes".

Manufactured homes which are certified under the HUD Code override any local construction codes, except for the manner in which they are installed—that is, hooked up to utilities, skirted, placed on a permanent foundation, or anchored.

Kansas Standards The Kansas Legislature passed the extensive Kansas Manufactured Housing Act in 1991 as K.S.A. 58-4201, et seq. Kansas also has statutes that establish tie-down design standards under K.S.A. 75-1226, et seq. The State does not enforce tie-down standards locally, but instead regulates their design at the manufacturer.

Residential-design Manufactured Homes In K.S.A. 12-742 and 763, effective January 1, 1992, the Kansas Legislature adopted mandatory provisions for a "residential-design manufactured home". Such homes must meet the minimum standards of the HUD Code, be at least 22 feet in width, have a pitched roof, have siding and roofing materials customarily used on site-built houses, and be placed on a permanent foundation. These statutes do not preempt or supersede valid **restrictive covenants** running with the land.

Additional architectural and esthetic standards may be adopted in local zoning regulations to ensure the compatibility of residential-design manufactured homes with site-built housing. However, **zoning regulations which exclude residential-design manufactured homes from single-family residential districts solely because they are manufactured homes cannot be adopted or enforced in Kansas.**

Because of the similarity of lot sizes needed, **multiple-wide manufactured homes** are sometime accommodated in neighborhoods of site-built homes. Their shorter length permits them to be oriented parallel to the street.

However, the longer 70' to 90' **single-wide manufactured homes** pose a problem in neighborhoods of site-built homes. If placed parallel to the street, they create a wide frontage which significantly increases the cost of utilities and streets. If placed perpendicular to the street and intermixed with site-built houses, the extension of the manufactured home into the rear yard tends to reduce the open space and privacy of adjacent neighbors. In practice, single-wide homes are usually angled on the lot in order to permit more windows on one side to have some view of the street. The effect is to further cause some disorientation in the relationship of two dissimilar types of structures. In general, the intermixing of single-wide manufactured homes with site-built houses tends to depreciate the value of the site-built houses.

EXISTING CODES FOR VALLEY CENTER

The City of Valley Center currently enforces the following standard codes, and amends them as necessary to make them specific to Valley Center's conditions and needs. They were adopted by both Valley Center and Sedgwick County in 2024.

- International Building Code, 2018 (IBC)
- International Residential Code, 2018 (IRC)
- Uniform Plumbing Code, 2021 (UPC)
- International Plumbing Code, 2021 (IPC)
- National Electric Code, 2020 (NEC)
- International Mechanical Code, 2021 (IMC)
- International Fuel Gas Code, 2021 (IFGC)
- International Fire Code, 2018 (IFC)

The **Valley Center Municipal Code** addresses housing, dangerous structures, and animal control (adopted in 2014); sanitation, weed mowing and nuisances (adopted in 2013); fireworks (adopted in 2006); and inoperable vehicles (adopted in 1990).

Valley Center Construction Codes were adopted in 2013.

Among other things, the **Valley Center Zoning Regulations** address signs, salvage yards, manufactured/mobile home parks, and relocation of structures.

Model codes are typically updated every two years.
The latest Valley Center building codes are available online.

The latest adopted Sedgwick County building codes apply to all unincorporated areas within Sedgwick County, including all of the Valley Center Planning Area outside of the City's boundaries.

Questionnaire participants were asked to what degree they felt the following issues are problems in Valley Center.

To what degree are the following issues problems in Valley Center?								
	Serious		Minor		No problem		Don't Know	
Unsightly Outdoor Storage	79	12.2%	297	45.7%	178	27.4%	96	17.3%
Poorly Maintained Housing	72	11.1%	361	55.6%	105	16.2%	111	20.6%
Inoperable Vehicles	61	9.4%	302	46.6%	168	25.9%	117	22.0%
Dilapidated Outbuildings	49	7.6%	325	50.1%	166	25.6%	109	20.2%

Community Questionnaire participants were asked if regulations or enforcement of the following issues needed to be stronger.

Do City regulations or enforcement need to be stronger regarding any of the following issues?						
	Yes		No		Don't Know	
Poorly Maintained Housing	229	35%	238	37%	180	28%
Unsightly Outdoor Storage	227	35%	246	38%	174	27%
Inoperable Vehicles	217	33%	243	37%	189	29%
Dilapidated Outbuildings	207	32%	246	38%	196	30%

Annexation

Annexation is the process by which a city expands its boundaries, in order to manage its physical growth in a sensible, predictable, and fiscally responsible manner.

Annexation brings property which has been under the jurisdiction of a county into the jurisdiction of a city. It is generally applied to land that is developed or about to be developed, and which uses or will use the city's utilities or other services.

Annexation allows a city government to exercise the regulatory authority necessary to protect public health and safety in peripheral urbanizing areas. It also ensures that residents and businesses who benefit from access to a city's facilities and services share fairly in the tax burden associated with constructing and maintaining those facilities and services.

Ideally, annexation occurs with the consent of the property owners involved. Unilateral annexation by a city is also an option, though it is more time consuming and complex than a consent annexation.

A "**Resolution Declaring the Boundary and Limits of the City**" is not, in and of itself, an annexation. It is simply a way to clarify accumulated annexations, and describe, for the record, the entire City Limits at a specific point in time.

An **annexation,** in order to be valid, must follow one of the following processes as outlined in Kansas State statutes.

ANNEXATION IN KANSAS

State statutes governing annexation in Kansas were revised in 2005, making the process more complex and very detailed. K.S.A. 12-520 **through 12-520(c) stipulate a variety of conditions that must be met before a city can annex land**, mostly having to do with public ownership, agricultural use, fire districts, and with how contiguous the proposed annexation is to existing city boundaries.

Platted areas of any size which adjoin a city are the most eligible for annexation. Limitations exist on unplatted land over 21 acres in size. Unplatted agricultural land of 21 acres or more must have the consent of the landowner.

When property which does not adjoin City Limits is annexed, it is termed an **island annexation**. In Kansas, such property may be annexed without a formal hearing by the county, but only if the property is *city-owned*. For such property that is *not* owned by the city, even if the landowner consents, annexation must be approved by the board of county commissioners.

Whether a proposed annexation does or does not meet any of K.S.A. 12-520's conditions for annexation, **a city has the right to petition** their board of county commissioners to consider an annexation. Under K.S.A. 12-521, the board of county commissioners must consider the matter at a **quasi-judicial hearing**, where the Board is required to make its findings based on a preponderance of evidence.

PETITION OR CONSENT ANNEXATION

A property owner may petition a city to have their property annexed, or may consent to annexation when approached by the city. Annexation is generally a straightforward process under either of these circumstances.

Cooperation often occurs as a result of a **No Protest Agreement**, also known as a *Waiver of Annexation*. Most cities require a landowner to sign such an agreement before allowing municipal utilities to be extended to serve property outside the City Limits. In a *No Protest Agreement*, the property owner agrees not to oppose current or future annexation, as a condition of receiving municipal utilities or other city services. Without such an agreement, annexing land after development takes place can be very difficult and costly for a city.

In general, the City of Valley Center does not currently require *No Protest Agreements* before providing utilities to properties outside the City Limits.

UNILATERAL ANNEXATION

A city can unilaterally annex land, without the cooperation of all affected property owners, but the process is long and difficult.

For a unilateral annexation in Kansas, K.S.A. 12-520a requires extensive notification to public agencies in the area, including any city, county or regional planning commissions with jurisdiction. In the case of Valley Center, this would involve both the City Planning and Zoning Board and the Wichita Metropolitan Area Planning Commission, which would each be required to review the proposed annexation and make a finding of its compatibility or incompatibility with any adopted comprehensive plans or other land use plans.

K.S.A. 12-520b requires the City to have **a plan for providing appropriate public facilities and services** to annexed properties. The plan must describe the extent of public improvements, their financing, and provide a time-table to ensure that facilities and services will be available when needed. The plan must be in *"sufficient detail to provide a reasonable person with a full and complete understanding of the intentions of the city for each major municipal service"*.

K.S.A. 12-531 and 532 establish a procedure for **deannexation** of unilaterally annexed land. Three years after a unilateral annexation, county commissioners are required to hold a hearing to determine if city services have been provided as required. If services have not been provided within two and one-half years following the hearing, the county may order the city to deannex the land.

Resource: Annexation in Kansas: A Manual Concerning the Annexation Powers and Duties of Cities (2015 Edition) is published by the League of Kansas Municipalities. Among other things, it provides samples of plans for extensions of municipal services, and various procedural forms.

Extraterritorial Jurisdiction

Kansas statutes (*K.S.A. 12-715b et seq.*) allow a city to extend regulatory control beyond its boundaries, through zoning regulations, subdivision regulations, building codes, and floodplain regulations, within three miles of its City Limits—but only if the county does not choose to assume the responsibility.

A city's extraterritorial jurisdiction is the area of land beyond the City Limits, in which the city's zoning or subdivision authority is exercised. Sedgwick County allows cities in the county to have extraterritorial jurisdiction if they so desire.

There is an **exemption for agricultural uses and related agricultural structures**. Cities are not authorized to adopt regulations outside the city which apply to or affect *"...any land in excess of three acres under one ownership which is used only for agricultural purposes"*. This exception, however, does *not* apply to floodplain regulations in areas designated by FEMA as floodplain.

If a city administers **zoning regulations** in an extraterritorial jurisdiction, **at least one member of the city's board of zoning appeals must reside outside of the city**. *(See* K.S.A. 12-759*.)*
If a city administers **subdivision regulations** in an extraterritorial jurisdiction, **at least two members of the city planning commission must reside outside of the city but within three miles of the City Limits**. *(See K.S.A. 12-744*.

In general, a city's extraterritorial jurisdiction may extend for a maximum of three miles outside the City Limits, but not more than one-half the distance to another city, nor into another county, nor beyond the city's Planning Area as designated in its approved comprehensive plan.

Valley Center does **not** currently employ extraterritorial zoning, but the City's Subdivision Regulations **do** establish an extraterritorial jurisdiction and are enforced within it.

EXTRATERRITORIAL ZONING REQUIREMENTS

Before a city can implement extraterritorial zoning, its zoning regulations must authorize it, and incorporate provisions to apply it. Currently, Valley Center' Zoning Regulations do **not** authorize the option of extraterritorial zoning, though its Subdivision Regulations are applied extraterritorially.

A city must notify the board of county commissioners of its intention to adopt extraterritorial zoning regulations, in writing, 60 days before initiating such regulations by ordinance.

Joint Planning Option A rarely used alternative to accomplish extraterritorial zoning is to establish a joint, metropolitan or regional planning commission that includes both the city and the county. In such a case, the land proposed for extraterritorial zoning has to have been included in a comprehensive plan which was recommended by one of those two planning commissions, and which was then approved by either the city governing body or the board of county commissioners.

EXTRATERRITORIAL SUBDIVISION REQUIREMENTS

According to K.S.A. 12-749, a city planning commission may apply subdivision regulations to land outside of but within three miles of the City Limits, provided such land is in the same county, and does not extend more than half the distance toward another city which has adopted subdivision regulations. A county may establish subdivision regulations for all or for parts of the unincorporated areas of the county.

If both a city and county want simultaneous subdivision jurisdiction in the same area, a joint city-county subdivision committee may be formed. According to K.S.A. 12-750(a), such a committee must be composed of at least three planning commission members from both entities, who then adopt and administer mutually agreed upon regulations. This is generally considered to be an extremely cumbersome method of subdivision regulation, and is rarely used in Kansas.

VALLEY CENTER'S EXTRATERRITORIAL JURISDICTION

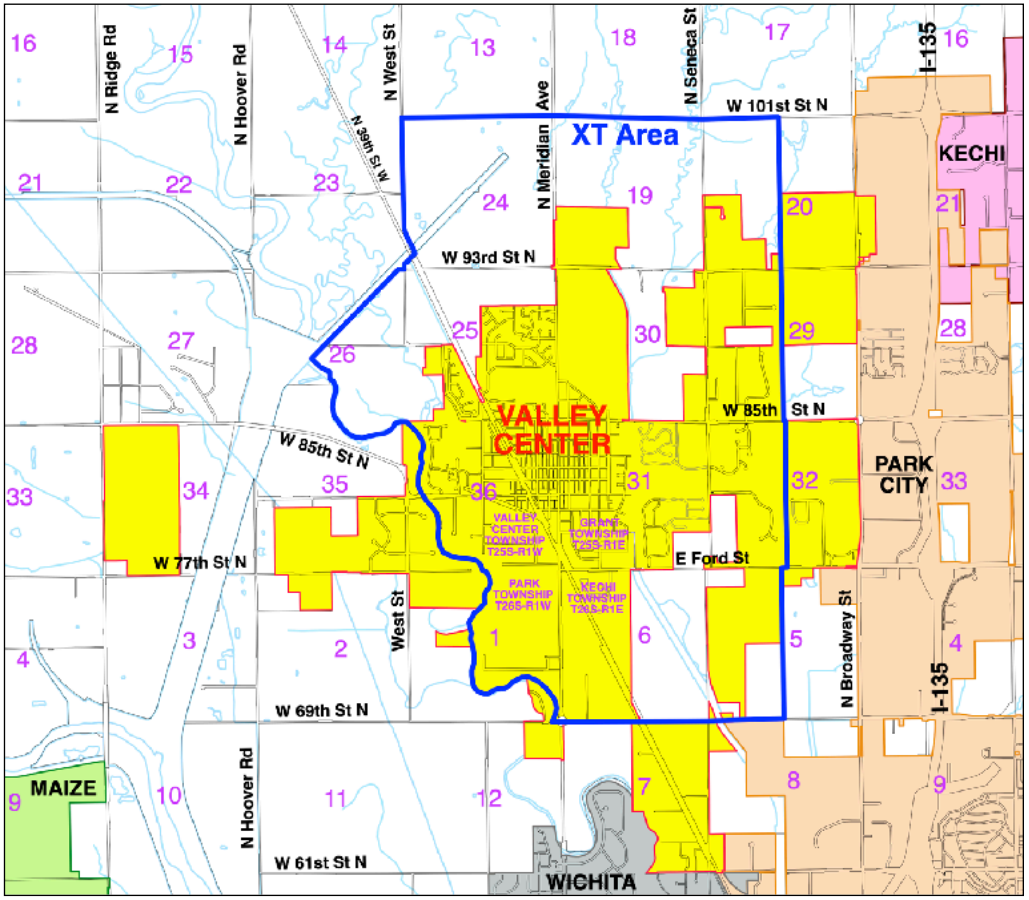
Valley Center currently has extraterritorial jurisdiction for its Subdivision Regulations, but not for its Zoning Regulations.

Valley Center Subdivision Regulations effective as of September 2012 define the City's extraterritorial jurisdiction as follows:

- In **Township 25 South, Range 1 West** — Sections 24, 25 and 26 lying East of the Little Arkansas River and East of the Little Arkansas River Floodway; Section 35 lying North of the Little Arkansas River; and Section 36 lying East and North of the Little Arkansas River
- In **Township 25 South, Range 1 East** — Sections 19, West 1/2 20, W 1/2 29; 30, 31 and West 1/2 32
- In **Township 26 South, Range 1 West** — Section 1 lying North and East of the Little Arkansas River
- In **Township 26 South, Range 1 East** — Sections West 1/2 5 and 6

As defined, this extraterritorial jurisdiction is entirely within both the Planning Area described in the City's previous Comprehensive Plan, and the Planning Area of this Comprehensive Plan.

However, since the extraterritorial area was originally defined in 2012, the City has grown beyond the boundaries of what was once extraterritorial land. The next time the Valley Center Subdivision Regulations are updated, the boundaries of the City's extraterritorial area should be expanded— at least enough to include all of the land within the City's municipal boundary, and possibly all of the land within its latest Urban Growth Area.*(See Planning Area map in Chapter 1 for extent of Urban Growth Area.)*



Valley Center Extraterritorial Area for Subdivision Regulations as defined in 2012, and still effective as of 2024

Site Plan Review

Site Plan Review (SPR) often **helps make development possible**. By clearly specifying the required conditions for a project, it ensures that new development is compatible with the character of the community, and will contribute to Valley Center's future quality of life.

A site plan is a detailed drawing that shows how a parcel of land will be developed. Site plan review is the process of reviewing site plans to ensure that the proposed land use meets the community's specified design standards. SPR is typically required for all new development, except for single-family dwellings and certain duplexes.

Authority State statute K.S.A. 12-755(a)(4) allows for SPR to be authorized in a community's zoning regulations, in order to *"control the aesthetics of redevelopment or new development"*.

Site Plan Review is intended to maintain and enhance the quality of a city's built environment. SPR can help improve the livability of neighborhoods, express community identity, preserve a sense of place, and contribute to a positive community image. Properly applied SPR criteria can enhance the appearance of commercial areas, screen undesirable views, and improve relationships among non-compatible land uses. Over time, the SPR process can increase property values and improve quality of life for the entire community.

Applicability SPR typically applies to all new development except single-family dwellings or duplexes which are not contained in a courtyard setting. SPR also applies to extensive alterations of existing sites and structures. SPR criteria generally apply only to those parts of a development project which can be seen from public rights-of-way, such as building exteriors, accessory structures, parking areas, outdoor lighting, and landscaping.

Design Criteria: Written and illustrated design criteria may be adopted, to establish the esthetic standards utilized during the site plan review process. Design criteria can include both streetscape criteria which address improvements in the public rights-of-way, and other criteria which address design elements that may be used on private property.

Design criteria are **not** intended to impose inflexible rules of style, size, material, or color on private and public spaces. Rather, design choices must be based on sound fundamental principles of successful planning, and then adapted to the specific needs of the individual community.

Site Plan Review Committee: The Planning and Zoning Board is responsible for reviewing and making final decisions on all site plans submitted for approval. However, the review process can be facilitated by use of a site plan review committee, tasked with making recommendations to the Planning and Zoning Board. Valley Center's Site Plan Review Committee is comprised of the Public Works Director, Community Development Director/Zoning Administrator, Public Safety Director and City Engineer.

Plans for a proposed project, whether new construction or significant renovation, are reviewed from the perspective of how the exterior of the building and the design of its site visually impact the community, as well as how it accommodates vehicle and pedestrian traffic, parking, utilities, drainage, trash services, emergency vehicle access, and other features.

Valley Center currently has a Site Plan Review process in place. A Site Plan Review application and the City's Criteria for Site Plan Review are available on the City website.

CHAPTER 8. **Resources**

In order to implement the goals of this Comprehensive Plan over the next ten years, Valley Center's Planning and Zoning Board members and governing body will need to be aware of available resources of information and funding.

Though resources change over time—existing programs may be ended or defunded, and new programs may begin—this chapter will provide an overview of some of the state, regional, and national programs that are often useful in helping Kansas communities achieve their planning goals. This is not intended to be an exhaustive list, but rather to demonstrate the range of available possibilities.

Background on existing programs, information resources, and potential funding options are organized within this chapter under the following general headings:

- Seeking Grants
- Regional Cooperation
- Housing
- Economic Development
- Pedestrian/Bicycle Transportation Programs

Seeking Grants

Grants are available from both public and private sources. Public funding may include local capital improvement funds, bond referendums, or state and federal grant programs. Federal and state grants are often matching grant programs, and require partial local funding of each project. Private funding sources may include grants from foundations, land acquisition with the help of land trusts, or corporate sponsorships of specific projects or special events.

Some grants are available only to governmental entities, and some only to private nonprofits—so having a strong and active partnership between the City and local nonprofit organizations offers access to the greatest range of funding opportunities.

Competition for grant funding is fierce. The advantages of procuring outside funding should always be weighed against the sometimes substantial costs of grant research, selection, preparation, submittal, and administration.

To successfully compete for grant funding, carefully select projects that are well matched to the specific criteria of each grant. Be prepared to budget funds for either staff time for grant proposal preparation, or to employ a professional grant writer.

Ideally, funds for the city's portion of matching grants should be pre-approved by the governing body, so they are readily available when needed. If a city is willing to raise their percentage of matching funds even a little beyond a grant's required minimum, the likelihood of winning the grant may increase substantially.

To help grant seekers navigate the hundreds of thousands of potential grants available in the U.S. in any given year, there are any number of online grants search websites available, most of them basing their data on Form 990s filed with the Internal Revenue Service. Some are free, but most require a monthly fee.

Two websites that offer more than Form 990 data are Candid and GrantStation. Other options include FoundationSearch, Grants.gov, Kansas GrantWatch,the Rural Health Information Hub, and GrantFinder. Training in grant writing is available from organizations such as The Grantsmanship Center.

Regional Cooperation

Some factors impacting a community's economic development extend beyond planning area boundaries into a regional context. In particular, communication systems and transportation systems must be considered from a larger perspective. Environmental issues are also usually regional in nature—including air quality, water quantity and quality, and drainage and flooding.

Rather than having communities undercut each other as they compete for economic opportunities, **economic development** is most successfully achieved through cooperation on a regional level—with other governmental entities, with regional agencies, and with private organizations. Such **joint undertakings** can reduce the cost of providing a facility or service individually, improve its quality, and often make a project or program possible which would not be economically feasible if supported only by a single city. Regional cooperation is also sometimes an eligibility requirement of various state and federal grant programs, or may qualify grant recipients for added financial incentives.

In addition to its own representation in such organizations, the City of Valley Center is indirectly represented in many regional organizations by the Sedgwick County Board of Commissioners, whose members often serve on the boards of such organizations.

In order to effectively manage regional issues, many state and federal agencies operate by regional divisions. In addition, cities and counties often cooperate across political boundaries by utilizing **intergovernmental agreements**.

The **Interlocal Cooperation Act**, *K.S.A. 12-2901 et seq.*, is the principal statute which authorizes cooperation between public agencies and private groups for specific public improvements and services. Such interlocal agreements require the approval of the State Attorney General, and must be filed with the Secretary of State and recorded with the County Register of Deeds.

REGIONAL ORGANIZATIONS

Community Foundations are 501(c)3 philanthropic nonprofit corporations that provide a legal vehicle for local residents to make charitable gifts back to their communities. They offer a variety of grant opportunities.

Founded in 1994, the **Central Kansas Community Foundation** is headquartered in Newton. With over $28 million in charitable assets, the Foundation hosts 19 affiliates in the central Kansas region, including the **Valley Center Community Foundation**, supporting grants, scholarships, and rural philanthropy.

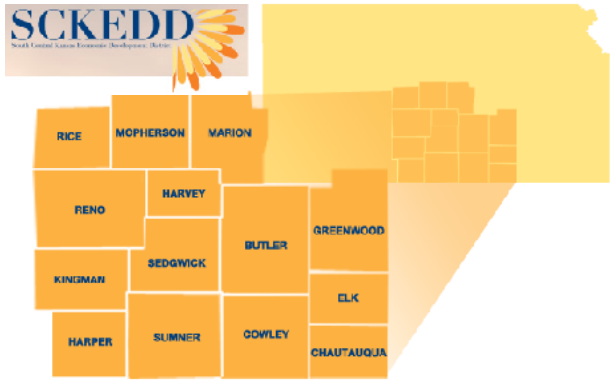
The **Wichita Community Foundation** and the **Kansas Rural Communities Foundation** are also active in Valley Center's geographic area.

Sedgwick County Cooperative Extension Service The extension service is a partnership between Kansas State University (KSU) and federal, state, and county governments, with offices in every Kansas county. The Extension Service does not write applications or provide grants, but does provide many **training programs for officials and civic leaders** on the "how to" of community development. They offer classes and technical information that can enhance economic viability and quality of life.

KSU Extension also administers the **First Impressions** program, which helps communities learn about their strengths and weaknesses through the eyes of a first-time visitor. Trained volunteers from a comparable community visit unannounced, and evaluate appearances, access to services; friendliness, and other community attributes. They follow standardized review procedures to document their visit and report on their findings.

South Central Kansas Economic Development District (SCKEDD)

Established in 1972, with headquarters in Bel Aire, SCKEDD is a nonprofit membership organization. It partners with communities in 14 south central Kansas counties, including Sedgwick County, to support efforts to improve economic vitality, community infrastructure, and housing quality.



SCKEDD services include **loan programs** that provide access to various Small Business or Rural Business Development Loans, as well as direct loans, to help provide startup capital to new innovative companies, and expansion capital for established companies.

SCKEDD has **grant specialists** available to help communities find and apply for grants to attract new businesses, accelerate job growth, and encourage new private development. SCKEDD **community grants** and **rural development grants** help fund improvements to community facilities, water and sewer systems, and housing rehabilitation.

SCKEDD has **housing specialists** that work with communities to renovate existing housing—to attract new residents, a skilled workforce, private investment and economic growth. It also conducts a **weatherization program** that helps eligible low-income households improve their home's energy efficiency.

Housing

Over the course of the next ten years, Valley Center must both continue to maintain and improve its older housing, and develop substantial amounts of new high-quality housing of various types.

There are a number of resources available that could aid the City in pursuit of these goals.

- The federal HOME Investment Partnerships Program provides federal grants to state and local governments to create affordable housing. The program can assist with rehabilitation, rental housing, new construction, and home ownership targeted to low and moderate income families.

  In Kansas, HOME funds are distributed through the Kansas Housing Resources Corporation. Their First Time Home Buyer Program provides forgivable loans to income-eligible households that have not owned a home in the past three years.

Programs to help provide affordable mortgages for low and moderate income people are typically administered by the Federal Housing Administration (FHA) of the **U.S. Department of Housing and Urban Development (HUD)**, or the **Rural Development (RD)** office of the U.S. Department of Agriculture. RD also helps rural residents make health and safety repairs to their homes.

- Information on various types of HUD loans is available on the HUD Single Family Mortgage Programs website.
- Information on rural housing loan options is available on the RD Single Family Housing programs website.
- Information on multifamily housing loans for rural areas is available on the RD Multifamily Housing Programs website.

Economic Development

Cities have a vital interest in promoting their own economic development, Even though this is not a task which is typically a planning commission's responsibility, members should be aware of the variety of economic development tools available to the city.

The City of Valley Center has a Community Development Department, dedicated to encouraging strategic quality of place and economic development activities and initiatives in order to develop a community in which residents and businesses thrive.

The Valley Center Economic Development Board was established in 2011, with a mission to promote, stimulate, develop and improve the general economic welfare of the city and its environs. Board members are appointed by the Valley Center City Council and serve two year terms. The Board makes recommendations to the City Council on development projects, policies and procedures.

The City also coordinates with the Greater Wichita Partnership, the economic development organization for the greater Wichita region. This private nonprofit organization focuses on jobs, talent and quality of place in order to encourage economic growth.

Many planning decisions have a profound impact on the local economy. From housing options, to infrastructure upgrades, to downtown streetscaping—planning decisions affect quality of life, which is fundamental to successful economic development.

The City of Valley Center offers several Housing Incentive Programs, including one for individuals that build or buy a new single-family residence in the city, and one for developers that create new multi-family housing units. The City also offers a Special Assessments Rebate Program for single-family homes built within the Prairie Lakes/Trail's End TIF District.

GOVERNMENTAL TOOLS FOR ECONOMIC DEVELOPMENT

Community Improvement Districts (CID) Under state law, when an eligible improvement project is planned, a property owner may petition the city to form a CID. One financing option allowed in a CID is the addition of a special sales tax, the proceeds of which must be used to cover the costs of eligible improvements inside the District. A CID sales tax may be as much as 2%, and may be applied for as long as 22 years.

Property Tax Exemptions Under various federal, state, and local programs, property taxes for certain property owners may be either eliminated or reduced. For instance, religious organizations and governments do not pay property taxes at all.

Other property owners may not be completely exempt, but may have their property taxes reduced by a specific percentage. For instance, veterans of the U.S. Armed Forces qualify for a partial exemption on taxes for their homes. Exemptions are often made for people over 65 years of age, for people with disabilities, and for agricultural properties.

Property Tax Funding for Recruiting Industry & Manufacturing Under K.S.A. 12-1617(h), cities are authorized to annually levy a property tax "*…for the purpose of creating a fund to be used in securing industries or manufacturing institutions for such city or near its environs…*".

The proposed levy must be initially approved by the voters at a referendum, may not exceed one mill, and is not subject to the property tax lid. Monies may also be expended from the general fund; however, they would be subject to the tax lid.

Such funding should be used judiciously and strategically, but occasionally may be necessary for a successful business recruitment effort.

FEDERAL & STATE ECONOMIC DEVELOPMENT PROGRAMS

Some federal economic development programs are administered by state agencies. State economic development initiatives may create state programs, or simply enable local programs.

Community Development Block Grant (CDBG) Program**:**
This program distributes federal funds to Kansas cities and counties via the Kansas Department of Commerce. To receive funds, a project must meet at least one of three federally mandated criteria:

- Benefit low- and moderate-income individuals
- Remove or prevent slum or blight conditions
- Eliminate an urgent need created by a disaster, when local funds are unavailable

The State of Kansas receives an annual allocation for CDBG grants, which are distributed in four categories—Annual Competitive Grants, Economic Development Grants, Commercial Rehabilitation Grants, and Urgent Need Grants.

- **Annual Competitive Grants** Awarded annually, these grants apply to projects such as improvements to water, sewer, natural gas or electrical systems, fire protection, housing rehabilitation, demolition, bridges, community and senior centers, streets, architectural barrier removal, and public service activities.
- **Economic Development Grants** Business finance grants awarded to cities or counties are loaned in turn to private businesses that create or retain permanent jobs. Funding is also available for infrastructure improvements that directly create or retain permanent jobs. At least 51% of the jobs created or retained must meet HUD's low- and moderate-income standard.
- **Commercial Rehabilitation Grants** This is a relatively new CDBG program, designed to assist private business owners in rehabilitating downtown commercial buildings to stem the tide of decay. The buildings must house viable businesses that will carry on for-profit business activity.
- **Urgent Need Grants** Provided on an as-needed basis, these grants assist a local government to meet community needs created by a severe natural or other disaster that poses an immediate threat to community health or welfare, when no other financial resources are available.

Workforce Development Programs Federal funding under the Workforce Innovation and Opportunity Act supports state workforce development programs, which are available to employers at no cost. Workforce Center services may include job listings, applicant pre-screening, assessment testing, interview scheduling, veteran services, and current labor market data.

Rural Development Kansas Programs The United States Department of Agriculture (USDA) offers a number of programs through its Rural Development offices in each state, offering loans, grants and loan guarantees to support essential services such as housing, economic development, health care, first responder services and equipment, and water, electric and communications infrastructure. They also promote economic development by supporting loans to businesses through banks, credit unions, and community-managed lending pools.

- The *USDA Rural Development Summary of Programs* provides an overview of all available RD programs.

BONDS

Industrial Revenue Bonds (IRBs) These bonds are a potentially useful tool to encourage economic development and job creation. IRBs are issued by a government, but at the request of and on behalf of a private business, in order to support a specific project, such as the construction or expansion of a new manufacturing plant.

Since the bonds are issued by a government entity, they are tax exempt, and therefore the private business receives a lower interest rate on funds for startup. The business is responsible for repaying the IRB. The sponsoring government holds title to the collateral until the bonds are paid in full.

There are federal limits on the amount of IRBs that can be issued, and the uses to which the funds can be put.

- **Small Issue IRBs** are restricted to the construction, expansion, or renovation of manufacturing facilities. They are generally limited to $1 million, but under certain circumstances that amount can go up to $10 million.
- **Exempt Facility IRBs** have no size limits, but they can be used only for specific types of projects, such as water and sewer facilities, electricity and natural gas facilities, and certain types of rental housing.

Kansas Development Finance Authority (KDFA): KDFA is authorized to issue tax-exempt or taxable bonds for public and private educational facilities, healthcare facilities, and to finance affordable multifamily housing. It operates the Beginning Farmer program to provide start-up funding for agricultural businesses.

KDFA can also issue obligations for qualifying private activities, including energy and electric generation and transmission projects and facilities; education facilities; energy conservation improvements; manufacturing, warehousing, and distribution facilities; communication facilities; research facilities; transportation; corporate and management offices; and computer services.

KDFA works in partnership with other state departments to implement various low-interest tax exempt bond programs for municipalities, through five state revolving loan funds.

- *Kansas Clean Water Supply Revolving Loan Fund Program* for municipal and rural waste water systems (with KDHE)
- *Public Water Supply Revolving Loan Fund Program* which targets public drinking water systems (with KDHE)
- *Transportation Revolving Loan Fund* to provide financing for local road and bridge infrastructure improvements (with KDOT)
- *Communications Revolving Loan Fund Program* to upgrade communications equipment (with KDOT)
- *Investments in Major Projects and Comprehensive Training Program (IMPACT)* to issue bonds which provides funds for job training, and for major project investments for companies which are locating or expanding their business in Kansas (with Kansas Department of Commerce)

TAX INCENTIVES & TAX CREDITS

The State of Kansas provides a variety of tax incentives for business development, through income tax credits or deductions, property tax exemptions or abatements, and sales tax exemptions.

Historic Tax Credits Two tax credit programs are available for the historic rehabilitation of buildings in Kansas, both administered by the State Historic Preservation Office. These tax credits may be applied to the costs of rehabilitating a historic building, as long as the rehabilitation meets the Secretary of the Interior's Standards for Rehabilitation.

- The **Federal Historic Rehabilitation Tax Credit** program provides a federal income tax credit equal to 20% of total qualified expenses for a building that meets the program's criteria.
- The **State Historic Rehabilitation Tax Credit** program provides a state income tax credit equal to a percentage of the qualified rehabilitation expenses. These credits can be used to offset income taxes, premium taxes, or privilege taxes payable to the State of Kanas.

RESOURCES

- Information on state economic development programs is available on the Kansas Department of Commerce Programs & Services web page.
- Information on economic development tools for Kansas communities is available from the *League of Kansas Municipalities*, in a 2013 publication called Economic Development Tools for Kansas Municipalities.

Pedestrian/Bicycle Transportation Programs

Surface Transportation Block Grants (STBG) Previous federal funding programs that supported development of the bulk of the nations's bike paths and pedestrian trails have now all been replaced with a **Transportation Alternatives (TA)** set-aside of STBG program funding.

In Kansas, federal STBG/TA set-aside funds are administered by the Kansas Department of Transportation. TA projects are selected through a statewide competitive process. For each fiscal year, KDOT allocates about half of its TA funds to projects in smaller Kansas communities.

Only entities with taxing authority, such as local governments or school districts, are eligible to apply for TA funds, although nonprofits can and often do partner with cities on TA projects. The TA program provides no money upfront but rather is a **cost reimbursement program**. TA funds may pay for up to 80% of eligible expenses, but local matching funds are required to pay for at least 20% of project costs.

Transportation Alternatives program projects can include on-road and off-road pedestrian and bicycle facilities, the conversion of abandoned rail corridors to railtrails, construction of scenic overlooks, and the preservation and rehabilitation of historic transportation facilities.

Certain **environmental projects** are also eligible for TA funding, including erosion control and stormwater mitigation activities, invasive species prevention, the construction of wildlife corridors, and billboard inventories and removal of illegal and non-conforming billboards.

For more information, see the KDOT Transportation Alternatives Program Guide 2020.

Safe Routes to School (SRTS) **This** is a federal program intended to make it safer for more children to walk and bike to school, thereby reducing childhood obesity, as well as the traffic accidents, wasted fuel, and air pollution that result from traffic congestion near schools. More information on the Safe Routes to School website and on the Kansas Safe Routes to School website.

A city or a school district can apply for 100% SRTS funding to plan, design, and build projects that improve the ability of students to walk and bike to school, for projects within about two miles of a school.

Eligible projects include sidewalk improvements, traffic calming and speed reduction improvements, pedestrian and bicycle crossing improvements, on-street bicycle facilities, off-street bicycle and pedestrian facilities, secure bike parking, and traffic diversion improvements.

SRTS also funds activities that encourage walking and bicycling to school, including public awareness and outreach campaigns, traffic education and enforcement near schools, and student training programs on bicycle and pedestrian safety.

School Zone Program The Kansas Department of Transportation (KDOT) funds a School Zone Program that can help towns with a population of fewer than 20,000 people improve their school zones with pavement striping, school zone signs, and reduced speed assemblies.

Walking School Bus Consider implementing a Walking School Bus program, which arranges for children to walk in groups, with adults along to supervise. The program can be as informal as a couple of families taking turns walking their kids to school—or as structured as a defined route with meeting points, a timetable, and a schedule of trained volunteers.

CHAPTER 9. Plan Implementation

This chapter reviews methods for implementing this Comprehensive Plan, and provides an **overview of the statutory responsibilities of Planning and Zoning Board members**.

City planning can be defined as a decision-making process which is expressed in the form of a plan. A plan typically **defines community goals** (physical, social and economic), and includes project proposals and policy statements, all aimed at the **broad objective of improving a community's quality of life**.

Policies are established principles and guidelines, intended to ensure that every important decision is made with long-term goals in mind.

- **Policy Resource:** The League of Kansas Municipalities provides sample policy statements on a variety of subjects, available to members on their website.

Leadership and organization are the keys to successful implementation of this Comprehensive Plan.

It takes a coordinated effort to successfully achieve community goals, so a good working relationship among governmental agencies, private organizations, potential developers and citizens is essential. Assigning specific responsibility for specific proposals is also crucially important—because in community-wide endeavors, "everybody's business" can easily become "nobody's business", and proposals can be forgotten.

FUNCTIONS OF A COMPREHENSIVE PLAN

This Comprehensive Plan provides direction on both short-term and long-range planning objectives, so it is specific in some matters and general in others. As individual planning situations are addressed over the course of the Planning Period, each will need to be considered based on conditions current at the time. Nevertheless, every decision should be rooted in the overall planning goals expressed in this Plan.

A basic purpose of planning is to help guide land use in an orderly manner, minimizing conflicts between various users of land. Planning ensures that community services are provided efficiently and economically. Compromise in the location of a community facility affects its efficiency, and therefore its long-term costs to local taxpayers. To prevent such compromises, the process of planning is a means of making better short-range decisions by relating them to long-range goals.

Among other functions, this Comprehensive Plan:

- Compiles information helpful to **City officials** when they establish policies and make planning decisions.
- Assists potential **developers** to understand long-range community intentions.
- Serves as a planning rationale for administering City Zoning and Subdivision Regulations, providing a basis for making decisions that are **"reasonable" under the law** and therefore defensible in court, and for reviewing plats in terms of their fit with City growth policies and the capacity of existing community facilities and infrastructure.
- Is often a **prerequisite** for applications to state and federal **grant programs** which could benefit the City and the Planning Area.
- Helps to coordinate planning efforts among the City of Valley Center, USD 262, Sedgwick County, the State of Kansas, and the federal government.

LEGAL BASIS

According to State statute K.S.A. 12-747, a planning commission is authorized to make a comprehensive plan for the development of a city, as well as any unincorporated territory outside the city which the planning commission believes is a constituent of the "total community of which the city is a part".

By statute, a comprehensive plan in Kansas must include information on existing conditions and trends related to land use, population, public facilities, transportation, economic conditions and natural resources, and must also include the commission's recommendations for development within the Planning Area. Statutes also allow for the inclusion of "any other element deemed necessary to the comprehensive plan".

Adoption & Approval Process

Adoption by the Planning and Zoning Board Under the provisions of State statute K.S.A. 12-747, for a completed comprehensive plan to become effective, it must be formally adopted as a whole or in parts by a **resolution** of the planning commission, after a **public hearing** which has been properly advertised beforehand. Adoption must be based on a **majority vote of the total membership** of the planning commission. A certified copy of the adopted plan or part, together with a written summary of the hearing, must then be submitted to the city's governing body with a recommendation for approval.

Approval by the Governing Body After receiving the certified copy of the plan or part of the plan, and a written summary of the hearing (which can be unapproved minutes of the hearing), the governing body may choose one of three actions.

- The governing body may choose to **approve** the comprehensive plan as recommended by the planning commission, by publishing an **ordinance** of approval.
- By at least a 2/3 majority vote, the governing body may **override** the recommendation of the planning commission.
- The governing body may **return** the plan to the planning commission for further consideration, along with a statement specifying the basis for the governing body's failure to approve or disapprove.

  After considering the returned plan, the planning commission may provide its reasons and resubmit its original recommendations, or submit an amended recommendation. The planning commission must deliver its recommendations to the governing body following the commission's next regular meeting after receipt of the governing body's report, or else the governing body must consider the commission's inaction as a resubmission of the original recommendations and proceed accordingly.

  When the governing body receives a resubmitted plan, it may, by a simple majority, either adopt the plan, or revise and adopt the plan, or it may choose to take no action. (Taking no action is effectively a vote of disapproval.)

Copies of the Plan An attested copy of an adopted and approved comprehensive plan, and any amendments to it, must be sent to all other taxing subdivisions in the Planning Area which request a copy of the plan.

Annual Review & Amendments

In order to maintain the viability of the comprehensive plan under State statutes, **at least once each year the planning commission must review** or reconsider the plan or any of its parts, and may propose amendments, extensions or additions to it. Amendments to the plan are made by the same procedures as required for the original adoption process, including a properly advertised public hearing.

By statute K.S.A. 12-747, an approved plan or part of the plan *"… shall constitute the basis or guide for public action to insure a coordinated and harmonious development or redevelopment which will best promote the health, safety, morals, order, convenience, prosperity and general welfare as well as a wise and efficient expenditure of public funds."*

Although the Kansas Supreme Court views the adoption and annual review of a comprehensive plan as a legislative function, note that **a plan is still a *guide*, and actual implementation must take place within the democratic processes of local government and other agencies**.

On a nationwide scale, comprehensive plans are assuming **an increasingly important role in land use litigation**. A comprehensive plan must be consistent with the regulatory tools for its implementation, especially zoning and subdivision regulations. That consistency, or its lack, is often the crux of land use lawsuit decisions.

Planning and Zoning Board Responsibilities

The Valley Center Planning and Zoning Board (PZB) was originally created on November 7, 1957, under City Ordinance No. 279. According to Municipal Code 2.12, the PZB must have seven members. Of those members, five members must be residents of the City of Valley Center, while two must reside outside of but within three miles of the City Limits and within the Comprehensive Plan's designated Planning Area.

PZB members are appointed by the Mayor, with the consent of the City Council at their second regular meeting of April each year. PZB members take office at the next regularly scheduled meeting of the PZB, typically in May.

Planning and Zoning Board members serve three-year staggered terms, serving concurrently as the City's Board of Zoning Appeals. The PZB operates under its adopted Bylaws, which have been approved by the governing body.

As the authorized agency under State statutes, the Planning and Zoning Board's major responsibility is to **prepare, adopt and maintain the Comprehensive Plan**. The PZB should also undertake various responsibilities in implementing the Plan, including:

- **Review the Comprehensive Plan annually, as required by State statute**, and report its status to the governing body. Such annual reviews often result in only minor changes to the Plan, but it is recommended that a major review should be conducted at least once every five years, to update and revise goals and priorities. *[K.S.A. 12-747(d)]*
- As required by K.S.A. 12-748, review public improvement, facility and utility projects to determine their **conformance to the Comprehensive Plan**.

Under State statutes, the Planning and Zoning Board and the Board of Zoning Appeals are also responsible for various duties involving the implementation of planning regulations, including:

- Prepare, adopt and maintain **Zoning Regulations** and **Subdivision Regulations** for the City, by holding public hearings and making recommendations to the governing body.
- Hold hearings and make recommendations to the governing body on proposed **vacations** of rights-of-way and easements, **conditional uses**, and **variances**.
- Review proposed **annexations**, and make recommendations to the governing body.
- Undertake development of **neighborhood or project plans**, to provide more detailed plans to develop new neighborhoods or rehabilitate older neighborhoods, or for special projects in the Planning Area.
- Assist the governing body on **special planning projects**, including economic development efforts, capital improvement planning, and grant applications.

COMMUNITY INVOLVEMENT

Public engagement in the planning process—not only by officials, but by individuals and groups of citizens, civic organizations and potential developers—is essential for a successful outcome.

Public participation should go beyond simply informing the public of planning activities. **Encourage feedback** from the public, so people can readily communicate their ideas about the kind of community they want to live in, and actively participate in the development and review of planning proposals.

Since plans and their implementation affect people and their property, it is extremely important that the planning process be conducted within an open democratic framework. To successfully implement Comprehensive Plan goals, pursue a variety of strategies to encourage public engagement, including:

- Conduct business and hearings in **open meetings**. Give adequate notice, and provide agendas. Encourage the public to voice their opinions and contribute their ideas. Take minutes, and make them available to the public.
- When preparing plans and considering regulatory decisions, specifically **involve affected individuals**, including residents and business owners.
- Make planning proposals, plans, reports, maps and regulations available on the City website. For people without internet access, printed planning documents should be available for review at City Hall.

NEIGHBORHOOD & PROJECT PLANS

Due to their large scale and long-range perspective, comprehensive plans are necessarily generalized. As specific areas approach the point of active development, the Planning and Zoning Board may require individualized neighborhood or project plans based on more current and specific information.

Neighborhood and project plans may serve simply as policy guidelines for future decisions, or they may be formally adopted with a public hearing process and approved as an element of the Comprehensive Plan.

A **neighborhood plan** typically analyzes in detail the land use, transportation, and public facility needs of a part of the Planning Area which poses unusual, difficult or new conditions. A neighborhood plan might deal with an area as small as a block or as large as a major segment of the Planning Area. They are often the first step taken in efforts to rehabilitate older neighborhoods.

Neighborhood plans can aid in making decisions on current and future land use proposals, capital improvement projects, and applications for zoning, subdivision plats, and annexations. They can also help facilitate a good working relationship between developers and area residents.

A **project plan** is a detailed description of the proposed development of a specific site for a particular purpose, such as a park, recreation area, public building, or industrial tract. They are often prepared as part of a grant application or bond issue, or as a result of funding becoming available from such sources.

Neighborhood and project plans often focus on a community's historic downtown, on specific business districts or residential neighborhoods, or on areas being considered for annexation. In their simplest form, they may consist of simply a drawing and a short explanatory report. More complex issues or areas, however, may require a more complex plan.

Property owners and potential developers who may be affected by such plans should always be invited to participate in their preparation.

CAPITAL IMPROVEMENT PLAN (CIP)

Financing and constructing public improvement projects is a complex process. A CIP is a long-range fiscal management tool which is used to establish the priority, timing, cost estimates and funding sources for public physical improvements, typically covering a period of four to six years.

A CIP does not deal with annually recurring **operating expenses**, except to note the effect which a new facility or improvement may have on future operating budgets. The current year of a CIP is the most detailed, and is often adopted as the City's capital improvements budget along with the City's annual operating budget.

A CIP is an essential tool for coordinating the sequence of financing and construction for any project involving joint funding, including public-private partnerships. Projects which incorporate funding from county, state or federal sources may require **scheduling at least several years in advance**.

A CIP is also an effective way to guide the direction and timing of **subdivision development**. This is particularly important in areas that have been unilaterally annexed by the City, where there are **stringent legal requirements for the timing of the installation of public improvements**.

Valley Center has a Capital Improvement Plan. While Planning and Zoning Board members would not be directly involved with its preparation, they should understand how a CIP can support the implementation of the Comprehensive Plan and the community goals expressed in it.

PROJECT REVIEW

Once a Comprehensive Plan has been approved by the governing body, and its effectuating ordinance is published, K.S.A. 12-748 establishes a procedure for Planning and Zoning Board (PZB) review of any public projects proposed in the Plan.

Any public improvement, public facility or public utility project recommended in the Plan **must be submitted to the PZB for review**. Before the governing body may proceed with construction of the project, the PZB must determine that the proposed project **conforms with the Comprehensive Plan**. The PZB must make a determination **within 60 days**, or the project is automatically deemed to have been approved.

In the event the PZB finds that the proposed project **does not conform** to the Plan, the PZB is required to submit their findings in writing to the governing body. The governing body may, by a majority vote, choose to override the findings of the PZB and proceed with the project. In this event, the statute states that the Comprehensive Plan "...for the area concerned shall be deemed to have been amended." The PZB should then proceed to revise and **formally amend the Comprehensive Plan**, so that the Plan conforms with the approved project.

Zoning cases and plats should be reviewed by the Planning and Zoning Board to **determine their conformance** to the goals of the Comprehensive Plan, as should **projects in a city's capital improvement plan**.

K.S.A. 12-748(b) provides that if a project in a capital improvement plan is reviewed by the PZB and found to be in conformance to the Comprehensive Plan, then no further PZB review is necessary, except as may be required by zoning and subdivision regulations.

The PZB's recommendations on zoning cases, plats and public projects are intended to enable the governing body to make **decisions that support long-range planning goals**, while retaining their final decision-making authority.

STATUTORY DEBT LIMITATION

Typically, under Kansas law, the bonded debt limitation for a city may be calculated by taking 30% of the total of a city's tangible assessed valuation, including its motor vehicle valuations. The combination of a city's general obligation and its special assessment debt may not exceed this number. Bonds issued for general sewer and water work, and revenue bonds, are not included in the debt limitation.

Valley Center's debt limit is discussed in detail in Chapter 3 of this Plan. As of 2024, the City of Valley Center's bonded debt was just 12% of the amount allowed under its debt limitation.

Good municipal management maintains a continuing effort to keep public facilities up-to-date, while not allowing the mill levy for indebtedness to fluctuate too greatly. Prudent financial planning will enhance Valley Center's ability to reach the goals established in this Comprehensive Plan.

Taking Action

A number of planning goals for Valley Center were established during the process of developing this Comprehensive Plan. Community leaders should **regularly review goals and priorities, and revise them as necessary**, based on their urgency and the availability of resources. This process is often incorporated into the Planning and Zoning Board's required annual review of the Comprehensive Plan, and the governing body's annual budgeting process.

As each goal is addressed, an action program will need to be developed for its implementation. An **action program** is a way to make sure that goals turn into reality, by describing specific tasks that must be achieved in order to reach each goal. To be effective, an action program must include clear-cut implementation information for each goal:

- **Define the tasks** necessary to achieve the goal
- Determine **who is responsible** for making sure each task is achieved
- Set a **schedule** and a **deadline**
- Assign **resources** (funding, staff, etc.) sufficient to achieve each task
- Establish **communication** hierarchies (Who needs to know what, how soon?)

For significant public projects, be willing to **spend time and effort on the early stages of the planning process**—it will pay off later in community satisfaction with the overall success of the final project. Making good decisions at each step in a logical process of design helps prevent costly revisions later, during construction. Engaging the services of design professionals to help throughout the planning process, as opposed to waiting until you are ready for construction drawings, is recommended.

CHAPTER 10.
Valley Center's Planning Goals

This chapter provides an overview of Valley Center's **comprehensive planning goals**. It is a compilation of the detailed planning goals incorporated throughout this Plan, as well as general policy and quality-of-life goals.

This chapter is intended as an aid to the City leaders and municipal staff who will be primarily responsible for seeing that these goals are implemented.

Planning goals must take into account the physical, social, economic and governmental needs of a community. Goals which are reasonable and well grounded, yet also purposeful and ambitious, can help **frame policies and focus decision-making**.

Meaningful goals will help Valley Center hone its unique identity, which in turn will distinguish it from other communities, and enhance its ability to compete for residents, resources, and economic development.

COMMUNITY GOALS

Historic Preservation

- Continue to **preserve and creatively utilize Valley Center's historic buildings**.
- Apply for **grants to complete an official survey of Valley Center's historic properties**, including its many mid-century modern structures.
- Develop a **Preservation Plan** for Valley Center's historic districts and properties, including a list of structures to consider for listing on either the State or National Register of Historic Places.

Floodplain Regulations

- Continue to participate in the **National Flood Insurance Program** and the **Community Rating System**, and support regulations to **discourage inappropriate development in floodplains**.
- Continue to update the City's **Floodplain Regulations** as needed, incorporating standards that help to provide greater flood protection and reduce flood insurance costs.

Trees

- Continue to **plant new public trees** strategically to benefit the urban forest.
- Establish *City Forestry Standards and Specifications*. Include a policy addressing Memorial Trees, a current list of disease and insect problems, an updated list of approved tree species to reflect current conditions, and revise curb and setback standards to allow street trees in the downtown area.
- Create a plan to **encourage trees in the downtown area,** particularly on any new curb extensions.
- As the City's public trees age, support a program of **regular maintenance pruning** to keep them healthy and safe for as long as possible.
- **Promptly** remove hazardous or diseased public trees, particularly **pines and ash trees**. To prevent the spread of Pine Wilt,annually **remove symptomatic pine trees by March 1st** and maintain a **public awareness campaign** on this issue.
- Maintain a program to discover and treat **bagworm infestations** on particularly vulnerable and valuable public trees.
- Revise the City Subdivision Regulations to **require trees in new developments**.

TRANSPORTATION SYSTEM GOALS

Streets

- Have a ***Downtown Parking Study*** completed, to evaluate parking availability versus both present and future parking needs.
- Consider pursuing implementation of a **downtown streetscape**, possibly utilizing the concept plans developed for Valley Center's 2009 "*Three Neighborhood Area Plans*", which proposed creating curb extensions at downtown intersections, to allow for street trees and wider sidewalks.
- Require any new **cul-de-sac streets** that are platted to allow for **direct pedestrian and bicycle connections** linking cul-de-sacs to each other, and to the street grid.
- Whenever **street lighting** improvement projects take place, work towards transitioning to full-cutoff, energy efficient LED lighting.
- Over time, implement **complete streets** principles to make Valley Center more walkable and bikeable.

Sidewalks

- Continue to pursue implementation of Valley Center's 2019 *Valley Center Pedestrian & Bicycle Facilities Master Plan Update*.
- Proactively identify existing sidewalks in need of repair or replacement.
- Require all new developments to include sidewalks and ADA curb ramps.
- Pursue support from KDOT's School Zone Program to install new and better **signage and crosswalks** within two blocks of schools.
- Pursue funding from KDOT's Safe Routes to School program for Planning and Programming (P&P) Grants to promote walking, biking, and rolling to school using policies, programs, and projects.

Bicycling Facilities

- Continue to pursue implementation of Valley Center's 2019 *Valley Center Pedestrian & Bicycle Facilities Master Plan Update*.
- Develop the proposed network of bike trails and bike routes in Valley Center and its Planning Area.
- Select a **bike rack design** for Valley Center that provides two-point support, is lockable, is constructed of low maintenance materials, and meets ADA requirements. Ideally, it should also incorporate a customized Valley Center logo.
- Continue to install secure **bicycle racks** at local destinations where they are needed, and prioritize a replacement schedule for older non-standard racks.

  Explore federal grants and other **funding** sources to help finance development of the bicycle network.

UTILITIES GOALS

Policies

- Pursue opportunities to transition City facilities to use of **sustainable energy.**
- Regularly review and update standards and procedures for installation and maintenance of utilities, to reflect changes in technology and in environmental expectations.
- Regularly review and rigorously enforce policies on the placement of structures, fences and vegetation in **utility and drainage easements**.
- Establish a policy requiring landowners of properties outside the City Limits to sign a ***No Protest Agreement*** in order to connect to Valley Center's municipal utilities.
- Develop a long-term plan to put existing **overhead utility lines** in Valley Center underground, including an incentive program to encourage property owners to have their supply lines buried.

Electricity

- Municipalize Valley Center's electrical system, with power purchased off the grid by City staff, and distributed via Evergy's existing distribution system.

Water

- Complete the new Valley Center **water treatment facility , and begin operations**.
- Establish a budget line item to **replace a percentage of outworn water distribution lines each year,** especially lead and copper service lines, and undersized main lines.
- Replace mains, valves and hydrants as needed.

Wastewater

- Replace and upgrade the aeration basin at the Wastewater Treatment Plant.
- Replace and upgrade the aging Abilene Avenue vacuum prime lift station with a larger submersible lift station capable of meeting increasing demand.
- Fund and develop an ongoing program to begin replacement or relining of the oldest parts of the sewage collection system.
- Establish a public education program to make sure people understand that they should not connect downspouts or basement sump pumps to a sanitary sewer line.

STORMWATER MANAGEMENT GOALS

- Approve a City ordinance to **require a drainage study in order to get a building permit,** for any construction project other than a single-family residence.
- Consider implementing a **zero runoff policy** in Valley Center's Subdivision Regulations, requiring new developments to avoid adding runoff to any neighboring properties.
- Consider developing an **incentive program** that leverages the stormwater drainage fund to provide matching dollars to projects that improve stormwater management in a larger area.
- Whenever substantial construction work is done on an Valley Center street, consider incorporating **green infrastructure** stormwater management strategies into the street design, particularly downtown.

CITY FACILITIES GOALS

Goals for City Hall

- Paint interior, and replace carpet
- Resurface parking lot
- Replace roof
- Update HVAC system

Goals for Public Safety Facilities

- Given the **need for an additional public safety facility located *west* of the tracks**, examine the option of building a new west-side Public Safety facility, possibly on the parcel of land on 2nd Street which is currently used by the Public Works Department for storage.
- Renovate the current Public Safety Building as necessary to accommodate the division of staff between two facilities.

Goals for Public Works Facilities

- **URGENT:** Update the ventilation system in the Garage and Shop to provide essential safety improvements for staff.
- Develop a **program** of needed spaces and facilities, and analyze the City's current property assets, to determine the best site for any future Public Works facilities construction.
- Construct a new or remodel the Public Works facility. Provide needed staff offices, restrooms with showers, a kitchen, and a conference room. Provide additional secure sheltered parking for specialized maintenance vehicles.

Goals for Community Center / Senior Center / Library

- Obtain a 15-passenger bus or van for use by the Senior Center.
- Construct or arrange secure parking, ideally indoors, for a Senior Center 15-passenger bus.
- Within the next ten years, construct or allocate more programming space and more storage space for the Library.

Goals for Municipal Cemetery

- Develop a Master Plan.
- Construct a turf irrigation system.

GOALS FOR VALLEY CENTER PARKS

- Add staff, or increase budget for contracted services, or both.
- Keep up with routine maintenance, to keep parks in excellent condition.

Goals For Lions Park

- Within the next ten years, evaluate Lions Park facilities to determine the life span of the existing Swimming Pool, and the time frame and best location for construction of a replacement outdoor pool.

Goals For Veterans Park

- Make better use of the northern portion of the Veterans Park site.

Goals For Wetland Park

- Continue to landscape site with native plants.
- Complete the trail system.
- Develop educational graphics.
- Develop an accessible portion of the Park, with an ADA parking space which is connected to a short length of accessible paved trail that provides good wildlife viewing.

Goals For Recreation / Aquatic Center

- Construct Phase 2.

Goals For New Park

- Construct a loop walking path.
- Construct an 18-hole disc golf course.
- Construct a dog park.
- Construct street-side parking lots along Tanner Trail.

LAND USE GOALS

Policies & Regulations

- Consider establishing **Site Plan Review criteria** for commercial development along Main Street downtown, and along the downtown area of Meridian.
- Update the City's Zoning Regulations to:
  - Encourage **cottage courts**
  - Address tiny homes
  - Address preservation of **historic** homes & neighborhoods
- Update Subdivision Regulations to address walkable versus cul-de-sac neighborhood design.

Annexation

- Consider establishing a policy that requires a ***No Protest Agreement*** between the City and any landowner outside the City Limits, before they can connect to City utility services.
- Consider **annexation** of any developed land outside of the City that is adjacent to or quite near the City Limits, especially if it is utilizing municipal utilities.

Streets

- Consider revising the City's Subdivision Regulations to allow for the width of **neighborhood streets to be as narrow as fire-fighting equipment access allows**, in order to calm vehicle traffic speeds and keep residential neighborhoods comfortably walkable.

Land Acquisition

- **Plan ahead to acquire land** that might be needed for any future municipal facilities, especially an expanded or new Public Safety Building.

Downtown & Streetscapes

- **Expand Downtown Overlay District** in Zoning Regulations, to coordinate with Main Street program designation, and include commercial and public development on Meridian.
- Implement a **parking study of downtown Valley Center**, to determine if existing parking is excessive to need or not.
- Consider adding dedicated **golf cart and motorcycle parking** areas downtown.
- Develop a **streetscape plan for downtown Valley Center,** which can be implemented in phases, to **prioritize the pedestrian experience** over vehicle traffic.
- Make **downtown** safer and more welcoming for **bicyclists**.

  Add **wider sidewalks, curb extensions to support shorter and safer crosswalks, street trees, improved ADA accessible parking, street furniture** like benches and bike racks**, pedestrian scale ornamental lighting,** and perhaps some small-scale **outdoor dining.**
- Encourage **public art** downtown. Especially pursue development of **murals** on some of the big blank walls downtown!
- Continue supporting the downtown **Farmers Market**.
- Consider **green infrastructure solutions for needed drainage improvements,** particularly downtown.
- Develop a **pedestrian-oriented wayfinding signage system** for use **downtown**.
- Consider making downtown a **WiFi hotspot**.
- **Encourage renovation** of the upper-floors of Valley Center's handful of two-story downtown buildings into **loft apartments**.

Housing

- Encourage development of **both single-family and multifamily housing,** including townhomes, patio homes, duplexes, triplexes, apartment buildings, accessory dwelling units (ADUs), and cottage courts.
- Encourage **updating of Valley Center's smaller homes** for use by one- or two-person households, especially young adults and down-sizing empty-nesters.
- Encourage development of a variety of **low-maintenance and accessible** homes.
- Maintain an array of **diverse housing options at a range of price points.**
- Encourage development of a higher percentage of more dense, urban-style neighborhoods in proportion to large-lot suburban developments.
- Discourage scattered large-lot residential housing and instead prefer to **establish platted rural subdivisions**.