



City of Arkansas City

PLANNING COMMISSION MEETING

AGENDA

Tuesday, May 10, 2022 at 5:30 PM – 400 W Madison Ave, Arkansas City, KS

GoToMeeting Access: <https://meet.goto.com/661230581>

You can also dial in using your phone: United States: +1 (669) 224-3412 **Access Code:** 661-230-581

Call to Order

Roll Call

Declaration

At this time, Planning Commission members are asked to make a declaration of any conflict of interest or of any Ex parte or outside communication that might influence their ability to hear all sides on any item on the agenda so they might come to a fair decision.

Public Comments

Persons who wish to address the Planning Commission regarding items not on the agenda. Speakers will be limited to three (3) minutes. Any presentation is for information purposes only. No action will be taken.

Consent Agenda

1. Meeting Minutes, **April 12, 2022 meeting.**

Consideration

2. Consider the advisability of rezoning 401 W Madison Avenue from an R-2 (Medium Density Residential District) to a C-2 (Restricted Commercial District).
3. Consider the advisability of vacating a portion of alley and a portion of 3rd Street adjacent to Block 2, Park Place Addition to Arkansas City.

Public Hearings

4. Hold a public hearing to consider the advisability of rezoning 1118 Key Largo Lane from an R-1 (Low Density Residential District) to an R-3 (High Density Residential District).
5. Hold a public hearing to consider the advisability of rezoning 2305 N 8th Street from an R-1 (Low Density Residential District) to an R-3 (High Density Residential District).

Comprehensive Plan

6. **Comprehensive Plan discussion**

Other Items

7. June Planning Commission meeting discussion

Adjournment



City of Arkansas City

PLANNING COMMISSION MEETING

MINUTES

Tuesday, April 12, 2022 at 5:30 PM — 400 W Madison Ave, Arkansas City, KS

Call to Order

Roll Call

PRESENT: Mary Benton, Lloyd Colston, Brandon Jellings, Ian Kuhn, Kyle Lewis, Cody Richardson, Joni Spicer, Tom Wheatley

ABSENT: Paisley Howerton

Declaration

At this time, Planning Commission members are asked to make a declaration of any conflict of interest or of any Ex parte or outside communication that might influence their ability to hear all sides on any item on the agenda so they might come to a fair decision.

No such declarations were made.

Public Comments

Persons who wish to address the Planning Commission regarding items not on the agenda. Speakers will be limited to three (3) minutes. Any presentation is for information purposes only. No action will be taken.

No such comments were made by the public.

Consent Agenda

1. Meeting Minutes, **March 8, 2022 meeting.**
Motion made by Colston, Seconded by Richardson to approve the minutes as written.
Voting Yea: Benton, Colston, Jellings, Kuhn, Lewis, Richardson, Spicer, Wheatley

Public Hearings

2. **Hold a public hearing to consider the advisability of rezoning 401 W Madison Avenue from an R-2 (Medium Density Residential District) to a C-2 (Restricted Commercial District).**
Motion made by Colston, Seconded by Wheatley to open the public hearing.
Voting Yea: Benton, Colston, Jellings, Kuhn, Lewis, Richardson, Spicer, Wheatley
White presented the staff report. The property involves a retail store development that requires commercial zoning. The area is comprised of multiple uses. A sale of the property is contingent upon approval of this request. The proposed use is similar in intensity to the previous use. The proposal appears to meet the objectives of the Comprehensive Plan. Staff recommends approval of the request but also noted that the request may need to be modified and the applicant has requested the item to be tabled. Rickey Johnston and his sister of 626 S 4th Street asked for some clarification of the site layout. White explained the site. They had no objections. Richardson asked if perhaps we should just suggest that we vacate and/or sell all of 3rd Street to the property owner. White said he needed to

check with the City Engineer to see how much space was needed for the hike bike trail. Kuhn asked what the exact development would be and White indicated he was unable to disclose that at this time. Jellings also added that development at this stage can be tricky and sometimes disclosing information too early can jeopardize the development. Kuhn asked if they were asking for any incentives. White stated that they haven't asked for assistance with utilities at this time and would be covering a portion of the drainage canal and putting it is storm sewer pipe.

Motion made by Colston, Seconded by Wheatley to close the public hearing.

Voting Yea: Benton, Colston, Jellings, Kuhn, Lewis, Richardson, Spicer, Wheatley

Motion made by Colston, Seconded by Kuhn to table the item until the next meeting.

Voting Yea: Benton, Colston, Jellings, Kuhn, Lewis, Richardson, Spicer, Wheatley

3. Hold a public hearing to consider the advisability of vacating a portion of alley and a portion of 3rd Street adjacent to Block 2, Park Place Addition to Arkansas City.

Motion made by Colston, Seconded by Richardson to open the public hearing

Voting Yea: Benton, Colston, Jellings, Kuhn, Lewis, Richardson, Spicer, Wheatley

White presented the staff report. The vacation request involves a portion of the alley that is on the property and 35 feet of the former 3rd Street right of way. The proposed owner will control all of the property around the proposed vacation and would retain the entire area. A utility easement should be created over the alley due to the stormwater pipe going through the property. A citizen at 618 S 4th expressed some concern about not being able to access the alley from the north but White assured him that the access to the south would be retained. Staff can work with the developer if access needs to be retained from the north. Kuhn felt the house would be pretty close to the property. White stated a privacy fence would be installed along the south side of the development. Staff recommends approval subject to retaining a utility easement over the alley. Spicer asked why Daisy Mae's wasn't allowed to purchase the property if it was being sold for a dollar. White stated that property was the land bank property that the developer paid market value for that and that contract had been approved last summer.

Motion made by Colston, Seconded by Wheatley to close the public hearing

Voting Yea: Benton, Colston, Jellings, Kuhn, Lewis, Richardson, Spicer, Wheatley

Motion made by Colston, Seconded by Richardson to table this item to the next meeting.

Voting Yea: Benton, Colston, Jellings, Kuhn, Lewis, Richardson, Spicer, Wheatley

Comprehensive Plan

4. Comprehensive Plan discussion

White led the discussion on the Housing goals. Commissioners discussed the final draft of the housing chapter. There was some discussion involving waiving of fees for new housing and demolitions. After discussion on housing, discussion moved on to Economic Development. Wheatley pointed out that Arkansas City was not included in the state tourism magazine and he felt we needed to promote our tourism opportunities. White noted that economic development and housing go hand in hand. Commissioners discussed several goals and actions that they'd like to see included. White will bring back the Chapter next month to finalize the goals and the chapter. White then noted that next month discussion on parks and recreation would come back. He also spoke of the remaining process to finish the Plan and get it adopted hopefully by the end of the year.

Adjournment

Motion made by Wheatley, Seconded by Colston.

Voting Yea: Benton, Colston, Jellings, Kuhn, Lewis, Richardson, Spicer, Wheatley

Kuhn declared the meeting adjourned at 7:16 p.m.



Planning Commission Agenda Item

Meeting Date: 5/10/22
From: Josh White, Principal Planner
Item: 401 W Madison Rezone

Purpose: Consider the advisability of rezoning 401 W Madison Avenue from an R-2 (Medium Density Residential District) to a C-2 (Restricted Commercial District).

Background:

The subject property is located at 401 W Madison Avenue. The surrounding area is comprised of public, industrial, commercial and residential uses. The City Water Treatment Facility is to the north, Former Railroad Right of way and the ADM Mill are east of the site. A restaurant is the west of the site and residential uses are south of the site. The property consists of approximately 1.34 acres. The project will be to develop a retail store. The applicants are requesting a rezone from R-2, Medium Density Residential District to a C-2, Restricted Commercial District. There is also an area that was formerly railroad right of way and unzoned that would also be zoned C-2. A portion of the subject property is already zoned C-2. A sale of the property to Rupe Helmer Group LLC dba Arkansas City 23987 LLC is contingent upon approval of this request. It is the recommendation of staff that the requested rezoning R-2/Unzoned to C-2 be approved based on the following conclusions:

- The development appears compatible with the area.
- The property has remained vacant since 2017.
- The use is similar to the previous use in intensity
- The project should not adversely affect the neighboring properties.
- The project brings retail services to the south end of town that is lacking in this area
- The public health, safety and general welfare should not be negatively impacted by this rezoning.

At the April 12 meeting, this item was tabled. The applicant requested that the rezoning be extended to the entire 3rd Street (10th Street) right of way instead of just the west 35 feet. This matches discussion from last month's meeting. Since that area is currently "unzoned" anyways, staff feels that we can proceed with this request.

Action:

Hold further discussion, make a motion to recommend the City Commission approve/disapprove the request to 401 West Madison Ave from a R-2 Medium Density Residential District to a C-2 Restricted Commercial District.

Attachments:

Staff report, Area maps, Preliminary site plan

Presentation Link: <https://arcg.is/PeS0z0>



STAFF REPORT

City of Arkansas City Neighborhood Services Division

Josh White, Principal Planner

118 W Central Ave, Arkansas City, KS 67005

Phone: 620-441-4420 Fax: 620-441-4403 Email: jwhite@arkansascityks.gov Website: www.arkcity.org

CASE NUMBER
RZ-2022-110

APPLICANT/PROPERTY OWNER
AAB Engineering/MKT Investments/City of Arkansas City

PUBLIC HEARING DATE
April 12, 2022

PROPERTY ADDRESS/LOCATION
401 W Madison Ave

SUMMARY OF REQUEST

The subject property is located at 401 W Madison Avenue. The surrounding area is comprised of public, industrial, commercial and residential uses. The City Water Treatment Facility is to the north, Former Railroad Right of way and the ADM Mill are east of the site. A restaurant is the west of the site and residential uses are south of the site. The property consists of approximately 1.34 acres. The project will be to develop a retail store. The applicants are requesting a rezone from R-2, Medium Density Residential District to a C-2, Restricted Commercial District. There is also an area that was formerly railroad right of way and unzoned that would also be zoned C-2. A portion of the subject property is already zoned C-2. A sale of the property to Rupe Helmer Group LLC is contingent upon approval of this request. Staff recommends approval of the rezone request.



Map data ©2022 Esri World Topographic map

EXISTING ZONING R-2-Medium Density Residential Unzoned former Railroad Right of Way	EXISTING LAND USE Vacant	SURROUNDING ZONING & LAND USE North-P/I-1; Public East-Unzoned/I-2; Vacant/Industrial South-R-2; Residential West-R-2/C-2; Residential/Commercial	SITE IMPROVEMENTS None	SIZE OF PROPERTY 1.34 acres
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STAFF RECOMMENDATION

☒ **APPROVE**

☐ **APPROVE WITH CONDITIONS**

☐ **DENY**

COMPATIBILITY with the COMPREHENSIVE PLAN

The Future Land Use portion of the Comprehensive Plan designates the subject property as commercial use. The proposed use is commercial. This will also help to meet the goal from Chapter 4 to "target industries and retail enterprises that more most likely to benefit from Arkansas City's labor force, geography and market characteristics" The market for this type of business should be fairly good on the south side of town where there are not many such businesses.

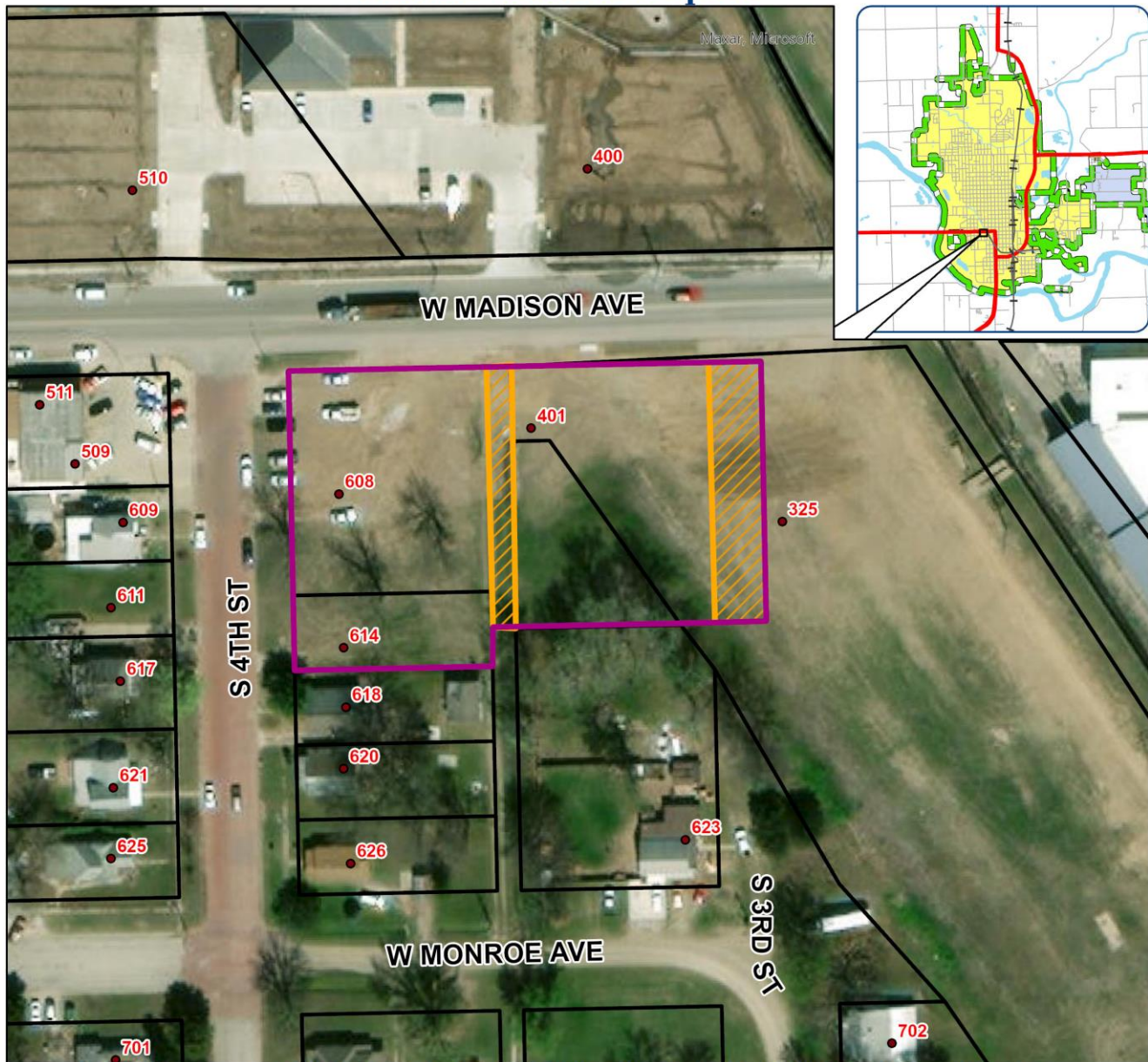
PROPERTY HISTORY

The property was developed as a service station originally. Nearby was a lumber yard and railroad depot. There was also a small retail business to the east of the service station which most recently offered massages. All the buildings had been demolished by 2017 when the City purchased the property. In 2019, a portion of the property was deeded to the land bank which is under contract for purchase and the subject of a contingency related to this case. The east portion of the property was formerly Railroad right of way which in recent years was vacated to the City. The city will maintain much of the former right of way, part of which will serve as the route for the soon to be developed hike-bike trail. No other land use cases were found for the properties.

COMPATIBILITY with the ZONING ORDINANCE

The surrounding area is comprised of public, industrial, commercial and residential uses. It is the intent of the commercial zoning districts to provide for areas of compatible commercial and service businesses. The change in classification would be consistent with the intent and purpose of these regulations.

Rezone/Vacation Request



A request for a rezone at 401 W Madison Ave from a R-2 Medium Density Residential District and Unzoned Area to a C-2 Restricted Commercial District

AND

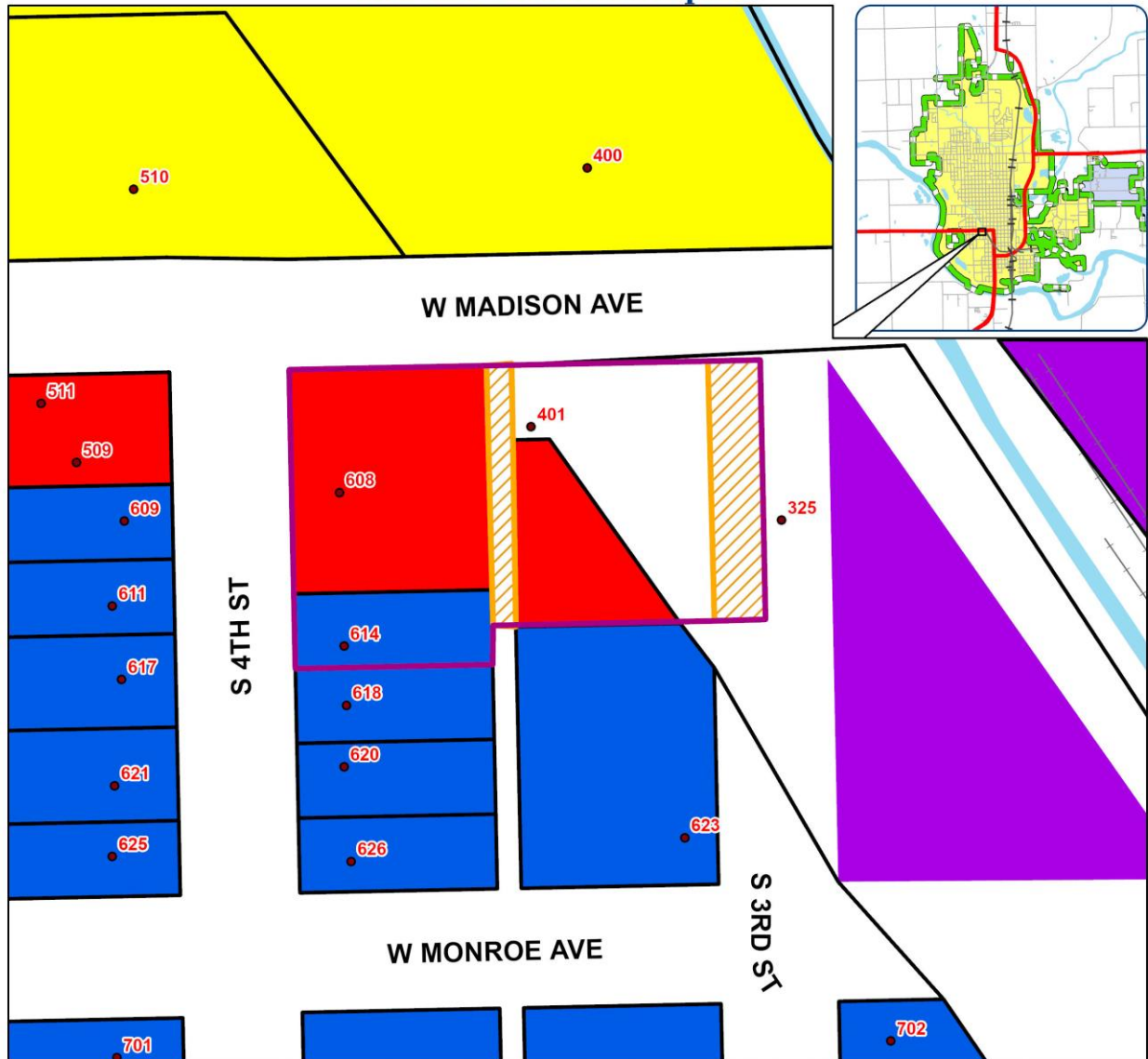
A request for a vacation of the alley and a portion of 3rd Street (as platted) adjacent to the rezone request

- City Limits
- Rezone
- Vacation Request
- Property Lines

Produced by the
City of Arkansas City GIS
using the best available
data to date.
Created: March 14, 2022



Rezone/Vacation Request



A request for a rezone at 401 W Madison Ave from a R-2 Medium Density Residential District and Unzoned Area to a C-2 Restricted Commercial District

AND

A request for a vacation of the alley and a portion of 3rd Street (as platted) adjacent to the rezone request

City Limits

Rezone

Vacation Request

Property Lines

Future Land Use

Residential

Commercial

Industrial

Public

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Rezone/Vacation Request



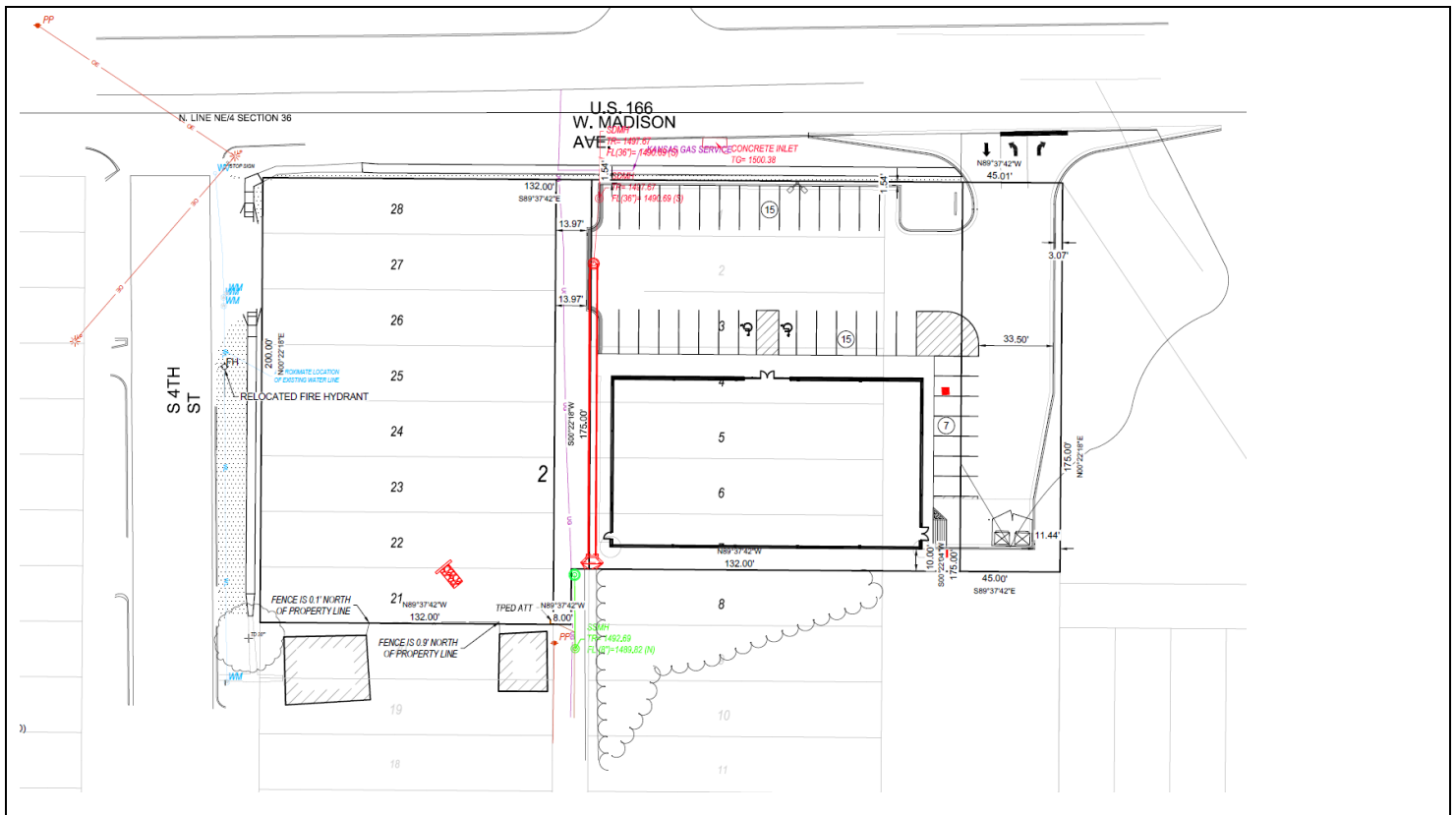
A request for a rezone at 401 W Madison Ave from a R-2 Medium Density Residential District and Unzoned Area to a C-2 Restricted Commercial District

AND

A request for a vacation of the alley and a portion of 3rd Street (as platted) adjacent to the rezoning request

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Findings

When a proposed amendment would result in a change of the zoning classification of any specific property, the recommendation of the Planning Commission, accompanied by a copy of the record of the hearing, shall contain statements as to the present classification, the classification under the proposed amendment, the reasons for seeking such reclassification, a summary of the facts presented, and a statement of the factors upon which the recommendation of the Planning Commission is based, using the following guidelines. Note that all references to agriculture in this report also include associated residential uses.

1. Whether the change in classification would be consistent with the intent and purpose of these regulations;

The surrounding area is comprised of public, industrial, commercial and residential uses. It is the intent of the commercial zoning districts to provide for areas of compatible commercial and service businesses. The change in classification would be consistent with the intent and purpose of these regulations.

2. The character and condition of the surrounding neighborhood and its effect on the proposed change;

The surrounding area is comprised of public, industrial, commercial and residential uses. The City Water Treatment Facility is to the north, Former Railroad Right of way and the ADM Mill are east of the site. A restaurant is the west of the site and residential uses are south of the site. Commercial development in this area should not negatively affect the neighborhood as there was formerly commercial uses on this site as well as adjacent to it. Commercial uses are to the west while industrial type uses are east and north of the site.

Neighborhood Photos



The subject property



Looking to the south along 4th Street



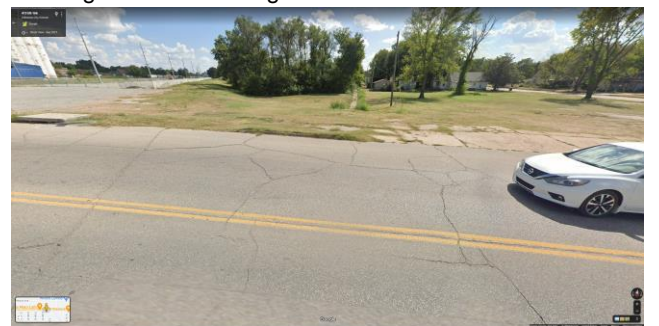
Looking to the north along 4th Street



Looking to the east along Madison Ave/US 166



Looking to the west along Madison Ave/US 166



Google StreetView from Sep 2021 looking south at drainage ditch and eastern portion of property.

3. Whether the proposed amendment is made necessary because of changed or changing conditions in the area affected, and, if so, the nature of such changed or changing conditions;

The current Residential Zoning District does not allow the proposed use. Some of the area does not currently have a zoning district designation due to its former status as railroad right of way that has since been abandoned. This action would also eliminate that issue. The area, due to its proximity to Madison Avenue/US 166 is trending commercial.

4. The current zoning and uses of nearby properties, and the effect on existing nearby land uses upon such a change in classification;

North of the site is public. This area is zoned industrial and public. To the west is commercial and residential and the zoning is also residential and zoning to match the uses. To the east is the former railroad right of way that is unzoned and farther east is industrial which is also zoned industrial. The area is trending commercial due to its proximity to Madison Avenue/US 166

5. Whether every use that would be permitted on the property as reclassified would be compatible with the uses permitted on other property in the immediate vicinity;

The proposed use of retail would be permitted under the C-2, Restricted Commercial District. The area along Madison Ave is a mix of commercial and residential. The proposed use is in line with the former commercial uses on a portion of this site. The C-2 district does allow other medium density commercial uses and due to the restricted list of uses, any other uses should remain compatible with the area.

6. The suitability of the applicants property for the uses to which it has been restricted;

The property is currently zoned for residential use; the property is vacant. The proposed use is not a commercial use and part of the site is already zoned commercial. The 2013 Comprehensive Plan called for this area to be commercial but had some housing on it at the time of the plan and so was zoned residential in these areas.

7. The length of time the subject property has remained vacant or undeveloped as zoned;

The buildings were all removed by the City around 2017. In 2019, a portion of the property was transferred to the land bank. On the eastern portion of the property a railroad depot was torn down in 2015. A former lumber yard (likely south of this development) was torn down in 2009. The entire property has remained vacant ever since these demolitions were carried out.

8. Whether adequate sewer and water facilities, and all other needed public services exist or can be provided to serve the uses that would be permitted on the property if it were reclassified;

All sewer, water and other utilities are readily available at or near the site. Police and Fire should be able to serve the building without any changes to services.

9. The general amount of vacant land that currently has the same zoning classification proposed for the subject property, particularly in the vicinity of the subject property, and any special circumstances that make a substantial part of such vacant land available or not available for development;

There is other land that could be used for such a use but not necessarily in a place conducive to business for this particular company. The south part of town does not have much in the way of retail sales or grocery services so this could be a benefit to the area.

10. Whether the proposed amendment would be in conformance to and further enhance the implementation of the City's Comprehensive Plan;

The Future Land Use portion of the Comprehensive Plan designates the subject property as commercial use. The proposed use is commercial. This will also help to meet the goal from Chapter 4 to "target industries and retail enterprises that more most likely to benefit from Arkansas City's labor force, geography and market characteristics" The market for this type of business should be fairly good on the south side of town where there are not many such businesses.

11. **Whether the relative gain to the public health, safety, and general welfare outweighs the hardship imposed upon the applicant by not upgrading the value of the property by such reclassification; and,**

The public health, safety and general welfare should not be negatively impacted by this rezoning.

12. **Such other factors as the Planning Commission may deem relevant from the facts and evidence presented in the application**

13. **The recommendations of professional staff;**

It is the recommendation of staff that the requested rezoning R-2/Unzoned to C-2 be approved based on the following conclusions:

- The development appears compatible with the area.
- The property has remained vacant since 2017.
- The use is similar to the previous use in intensity
- The project should not adversely affect the neighboring properties.
- The project brings retail services to the south end of town that is lacking in this area
- The public health, safety and general welfare should not be negatively impacted by this rezoning.



Planning Commission Agenda Item

Meeting Date: 5/10/22
From: Josh White, Principal Planner
Item: 401 W Madison Vacation

Purpose: Consider the advisability of vacating a portion of alley and a portion of 3rd Street adjacent to Block 2, Park Place Addition to Arkansas City.

Background:

AAB Engineering, LLC has filed a request to vacate a portion of the alley and a portion of 3rd Street (originally platted as 10th Street) adjacent to Block 2, Park Place Addition. The applicant/City owns or controls all of the land surrounding the proposed vacations. All adjacent property owners were notified. The Technical Advisory Committee noted that there are a number of utilities present in the area and that a utility easement would be needed for the area as the various utilities will need to continue to have access to the area. Staff recommends approval of the request to vacate the area subject to retaining a utility easement over the alley.

- No private rights will be injured or endangered as the applicant owns (or will own) all property adjacent and the public should suffer no loss
- The proposed vacation with retention of the utility easement leaves access to any current and proposed future utilities as well as access for emergency vehicles and sanitation vehicles. It also retains access to any future improvements south of the addition.

At the April 12 meeting a public hearing was held and at the applicant's request, the item was tabled. The applicant has provided additional information, they have requested the entire right of way of 3rd Street (10th Street) be vacated instead of just a portion and staff recommends approval.

Action:

Hold additional discussion, make a motion to recommend the City Commission approve/disapprove the request to vacate a portion of alley and 3rd Street adjacent to Block 2, Park Place Addition to Arkansas City subject to the reservation of easements over the alley.

Attachments:

Staff Report

Presentation Link: <https://arcg.is/1WXzeT>



STAFF REPORT

City of Arkansas City Neighborhood Services Division
 Josh White, Principal Planner
 118 W Central Ave, Arkansas City, KS 67005
 Phone: 620-441-4420 Fax: 620-441-4403 Email: jwhite@arkansascityks.gov Website: www.arkcity.org

Item 3.

CASE NUMBER
 VR-2022-043

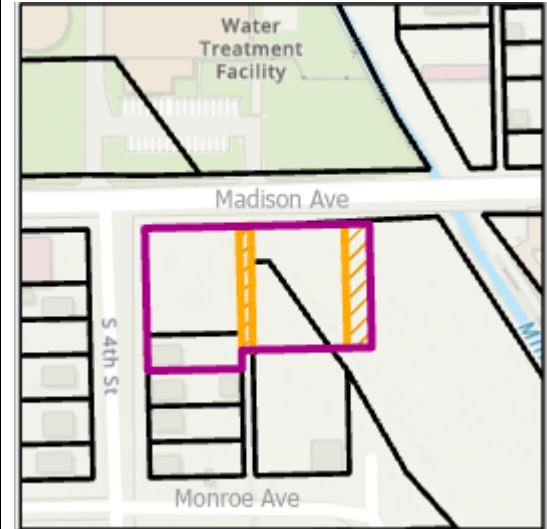
PUBLIC HEARING DATE
 April 12, 2022

APPLICANT/PROPERTY OWNER
 AAB Engineering LLC/City of Arkansas City

PROPERTY ADDRESS/LOCATION
 A portion of alley and street adjacent to Block 2 Park Place Addition

SUMMARY OF REQUEST

AAB Engineering, LLC has filed a request to vacate a portion of the alley and a portion of 3rd Street (originally platted as 10th Street) adjacent to Block 2, Park Place Addition. The applicant/City owns or controls all of the land surrounding the proposed vacations. All adjacent property owners were notified. The Technical Advisory Committee noted that there are a number of utilities present in the area and that a utility easement would be needed for the area as the various utilities will need to continue to have access to the area. Staff recommends approval of the request to vacate the area.



Map data ©2022 Esri World Topographic Map

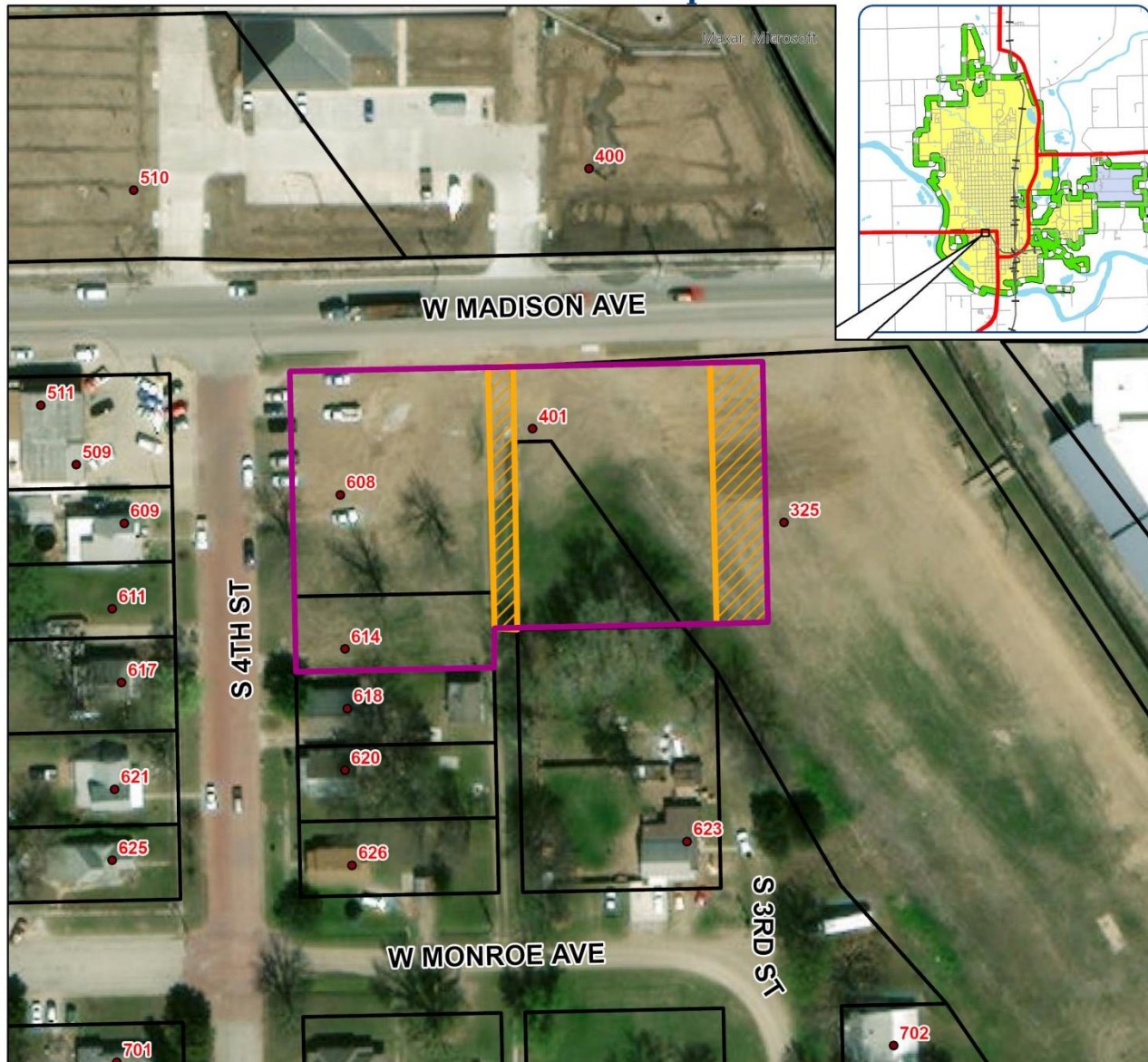
EXISTING ZONING Not applicable	EXISTING LAND USE Mostly vacant but platted alley and street	SURROUNDING ZONING & LAND USE North-P/I-1; Public East-Unzoned/I-2; Vacant/Industrial South-R-2; Residential West-R-2/C-2; Residential/Commercial	SITE IMPROVEMENTS Utilities/drainage ditch	SIZE OF PROPERTY Approx 0.2 acres
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STAFF RECOMMENDATION

Staff recommends **approval** subject to retaining a utility easement over the vacated alley.

TECHNICAL ADVISORY COMMITTEE COMMENTS The committee reported no issues as long as the utility easements are retained and emergency and utility vehicle and equipment access is maintained. Also access to future development to the south should be maintained.	PROPERTY HISTORY This area was platted in 1886. At some point the railroad right of way took over 10 th Street (3 rd Street) in this area. The railroad right of way has since been vacated and returned to the City but the street itself was never opened. The alley in this block was only partially completed due to the open canal running its length. Other than the concurrent rezone request for this area there are no other land use cases associated with the area.
	NOTICE GIVEN Proper notice was published in the newspaper. Notices were sent to the adjacent property owners.
PRIVATE RIGHTS /PUBLIC GAIN/LOSS No private rights will be injured or endangered as the applicant owns (or will own) all of the property adjacent to the proposed vacations. A utility easement will be retained over the vacated alley	

Rezone/Vacation Request



A request for a rezone at 401 W Madison Ave from a R-2 Medium Density Residential District and Unzoned Area to a C-2 Restricted Commercial District

AND

A request for a vacation of the alley and a portion of 3rd Street (as platted) adjacent to the rezone request

-  City Limits
-  Rezone
-  Vacation Request
-  Property Lines

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Created: March 14, 2022



Park Place Addition to Arkansas City Kan

city

1st Avenue 75 feet wide

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Howard Avenue 30 feet wide.

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34X182 10	34X182 10	34X182 10	34X182 10	34X182 10	34X182 10

This is a portion of the Park Place Addition plat filed in 1886. Block 2 is located in the upper right. The highlighted areas show the approximate location of the vacation request. Note that the name of the partial street to be vacated is 10th Street on this plat and was later renamed to 3rd Street though it is not likely that this portion of the street was ever built. Also in this image, 1st Avenue is now Madison Avenue and Howard Avenue is now Monroe Avenue. 11th, 12th & 13th Streets are now 4th, 5th & 6th Streets respectively.

Neighborhood Photos



The subject property



Google StreetView from Sep 2021 looking south at drainage ditch and eastern portion of property.



Planning Commission Agenda Item

Meeting Date: 5/10/22
From: Josh White, Principal Planner
Item: 1118 Key Largo Rezone

Purpose: Hold a public hearing to consider the advisability of rezoning 1118 Key Largo Lane from an R-1 (Low Density Residential District) to an R-3 (High Density Residential District).

Background:

The subject property is located at 1118 Key Largo Lane. The surrounding area is comprised of residential, public and religious uses. Forrest Glenn Subdivision is to the north, Residential is east of the site. The school district owns property to the west of the site and a church owns the property south of the site. The property consists of approximately 4.4 acres. The project will be to develop a duplex. The applicants are requesting a rezone from R-1, Low Density Residential District to an R-3, High Density Residential District. It is the recommendation of staff that the requested rezoning R-1 to R-3 be approved, with some reservation, based on the following conclusions:

- The development appears compatible with the area.
- The lot is large enough to handle additional dwelling units
- The use helps to alleviate the current housing shortage
- The general area around the site is seeing an increase in housing demand and density

That being said, staff does acknowledge the amount of public opposition to the request and agrees with the sentiment that without further improvements to the infrastructure serving the area, any further increase in development would be inadvisable.

Action:

Hold a public hearing. After the public hearing is closed, make a motion to recommend the City Commission approve/disapprove the request to 1118 Key Largo Lane from a R-1 Low Density Residential District to an R-3 High Density Residential District.

Attachments:

Staff report

Presentation Link: <https://arcg.is/005qmy>



STAFF REPORT

City of Arkansas City Neighborhood Services Division
 Josh White, Principal Planner
 118 W Central Ave, Arkansas City, KS 67005
 Phone: 620-441-4420 Fax: 620-441-4403 Email: jwhite@arkansascityks.gov Website: www.arkcity.org

Item 4.

CASE NUMBER
 RZ-2022-112

APPLICANT/PROPERTY OWNER
 Jose Paz-Ontiveros

PUBLIC HEARING DATE
 May 10, 2022

PROPERTY ADDRESS/LOCATION
 1118 Key Largo Ln

SUMMARY OF REQUEST

The subject property is located at 1118 Key Largo Lane. The surrounding area is comprised of residential, public and religious uses. Forrest Glenn Subdivision is to the north, Residential is east of the site. The school district owns property to the west of the site and a church owns the property south of the site. The property consists of approximately 4.4 acres. The project will be to develop a duplex. The applicants are requesting a rezone from R-1, Low Density Residential District to an R-3, High Density Residential District.



Map data ©2022 Esri World Topographic map

EXISTING ZONING R-1-Low Density Residential	EXISTING LAND USE Residential	SURROUNDING ZONING & LAND USE North-R-2; Residential East-R-1; Residential South-R-1; Residential West-P; Public	SITE IMPROVEMENTS Single Family Dwelling and Accessory structures	SIZE OF PROPERTY 4.4 acres
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STAFF RECOMMENDATION

☒ APPROVE

☐ APPROVE WITH CONDITIONS

☐ DENY

COMPATIBILITY with the COMPREHENSIVE PLAN

The Future Land Use portion of the Comprehensive Plan designates the subject property as residential use. The proposed use is also residential. The Plan did not differentiate in terms of residential density. This will also help to meet the goal from Chapter 3 to "encourage the availability of housing in Arkansas City for all ages and income groups." Recent studies of our current housing situation also suggests that the City work to create greater housing options with greater density.

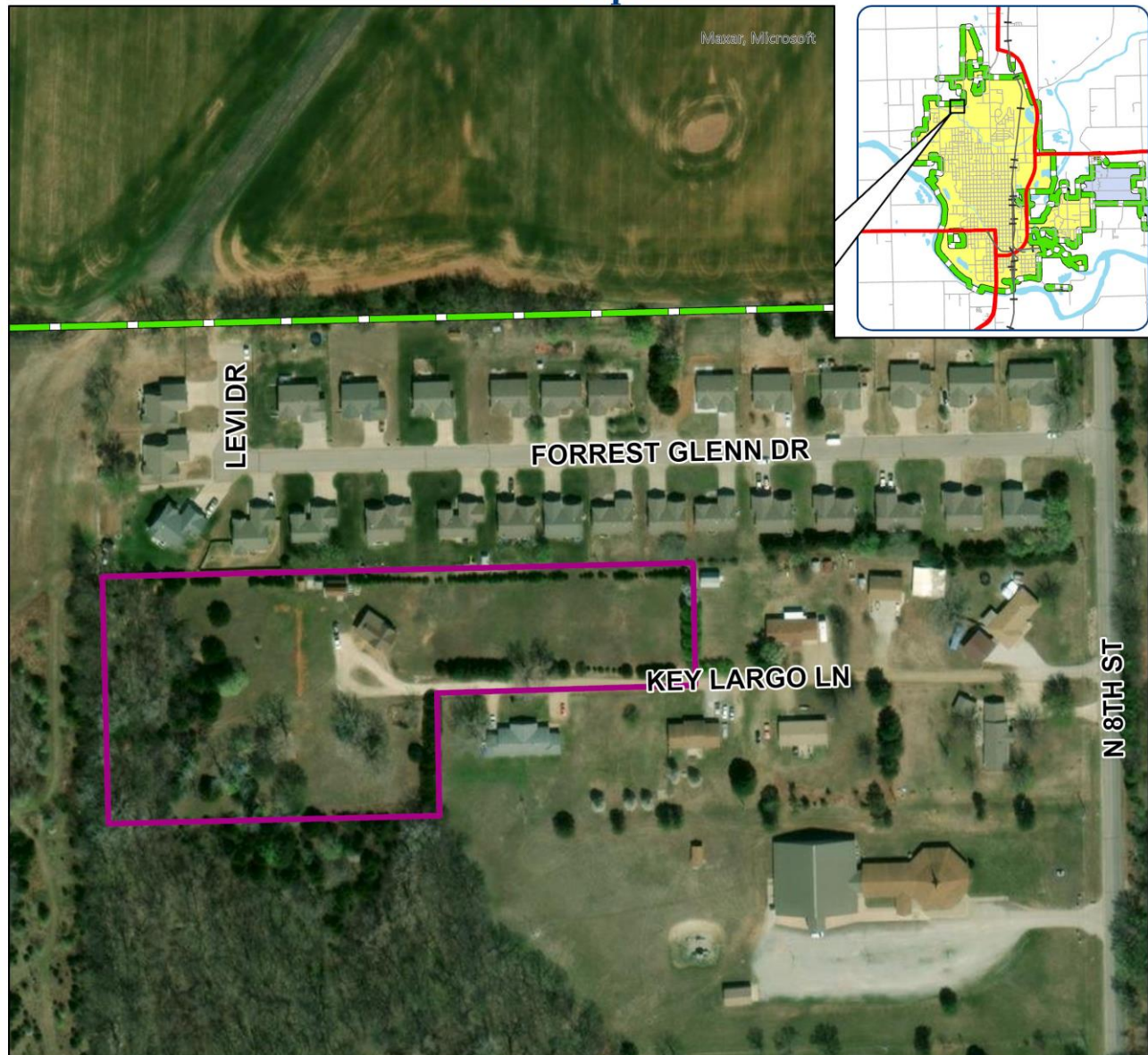
PROPERTY HISTORY

The property was developed with a single family dwelling unit in 1900 according to County records. Additional site improvements have been made in the years since. It is believed this is the original property and that later the properties closer to what is now 8th Street were split off and developed in the late 1970s and early 1980s. The property was annexed into the City in 1986. The area annexed included all of the neighborhood along Key Largo Lane and the area that would later be developed into Forrest Glenn Subdivision. This annexation was part of a larger phased annexation plan the City was undertaking at that time. Upon annexation the area received the default zoning district of the time R-1 (Single Family Residential) District; not to be confused with the current R-1 district.

COMPATIBILITY with the ZONING ORDINANCE

E

Rezone Request



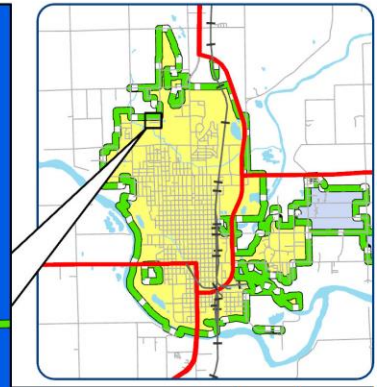
A request for a rezoning at 1118 Key Largo Ln from a R-1 Low Density Residential District to a R-3 High Density Residential District

- City Limits
- Rezoning

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City of Arkansas City GIS
using the best available
data to date.
Created: April 11, 2022



Rezone Request



A request for a rezone at 1118 Key Largo Ln from a R-1 Low Density Residential District to a R-3 High Density Residential District

City Limits

Rezone

Future Land Use

Floodplain

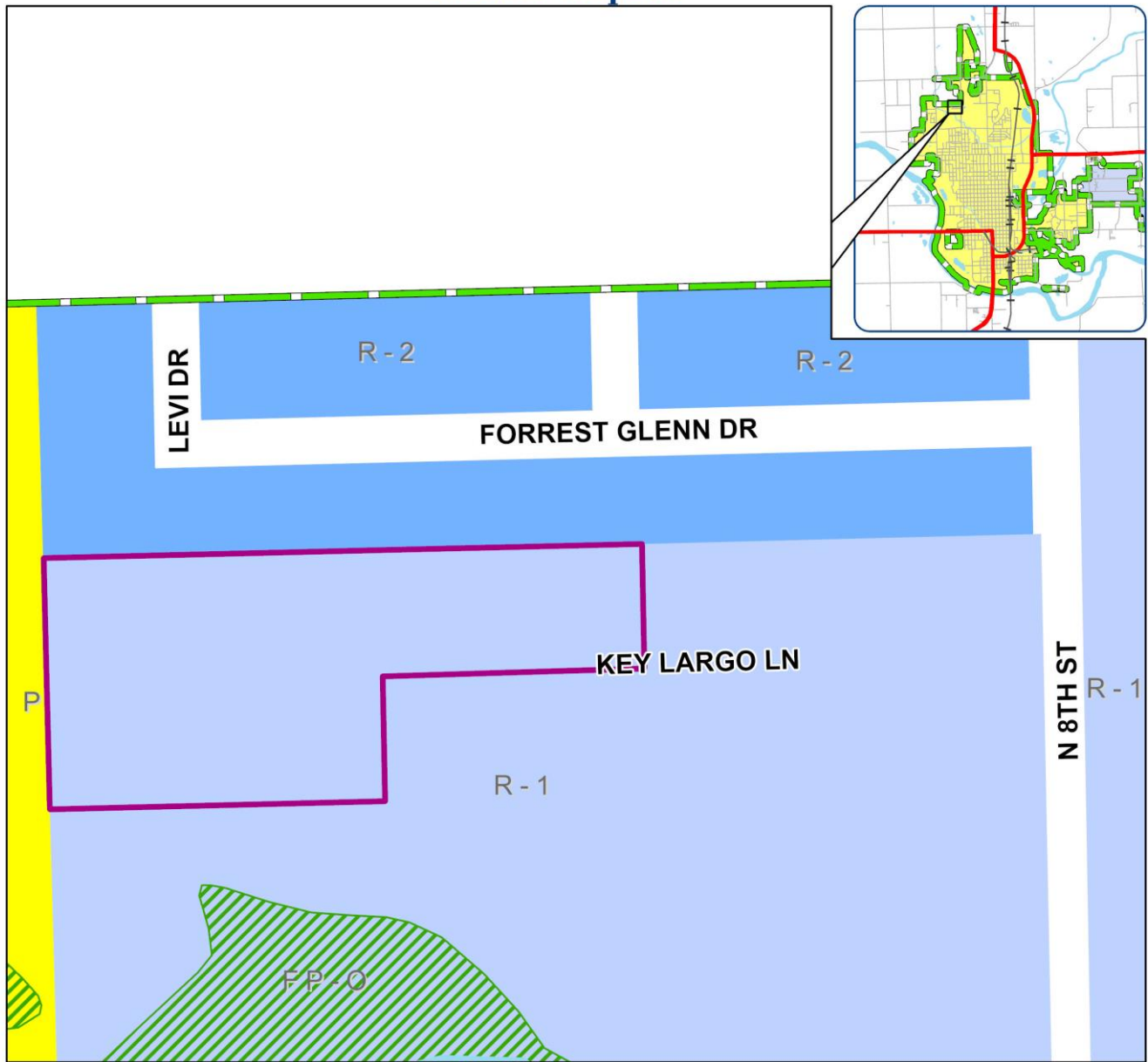
Residential

Public

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data to date.
Created: April 11, 2022



Rezone Request



A request for a rezone at 1118 Key Largo Ln from a R-1 Low Density Residential District to a R-3 High Density Residential District

- | | |
|---------------------------------------|--|
| City Limits | R-2, Medium Density Residential District |
| Rezone | P, Public Use District |
| Zoning | FP-O, Floodplain Management Overlay District |
| R-1, Low Density Residential District | |

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data to date.
Created: April 11, 2022



Site Plan

A site plan was not provided for this application and was not required.

Findings

When a proposed amendment would result in a change of the zoning classification of any specific property, the recommendation of the Planning Commission, accompanied by a copy of the record of the hearing, shall contain statements as to the present classification, the classification under the proposed amendment, the reasons for seeking such reclassification, a summary of the facts presented, and a statement of the factors upon which the recommendation of the Planning Commission is based, using the following guidelines. Note that all references to agriculture in this report also include associated residential uses.

1. Whether the change in classification would be consistent with the intent and purpose of these regulations;

It is the intent of the residential zoning districts to provide for areas of low, medium and high density residential development including certain public or private uses which are compatible with residential development. The change in classification would be consistent with the intent and purpose of these regulations.

2. The character and condition of the surrounding neighborhood and its effect on the proposed change;

The surrounding area is comprised of residential, religious and public uses. Forrest Glenn Subdivision is to the north, Residential is east of the site. The school district owns property to the west of the site and a church owns the property south of the site.

Neighborhood Photos



The subject property-4/25/22



Existing home-4/25/22



South portion of property-4/25/22



Key Largo Ln looking east from property-4/25/22



Google StreetView from August 2021 of intersection of 8th Street & Key Largo Ln

3. Whether the proposed amendment is made necessary because of changed or changing conditions in the area affected, and, if so, the nature of such changed or changing conditions;

The current Residential Zoning District does not allow the proposed use. The current district allows single family dwellings and Two Family dwellings are allowed with a conditional use permit. The proposed use is to add two dwelling units for a total of three units. An alternative to the proposal would be to rezone the property to R-2 and a conditional use permit would then be needed to allow three or more families. It is for the reason of simplicity that R-3 was chosen as the most appropriate district for this project. R-3 would also permit additional dwelling units to be added in the future. The general area around this site has seen increased housing demand.

4. The current zoning and uses of nearby properties, and the effect on existing nearby land uses upon such a change in classification;

North of the site is residential. This area is zoned residential. To the west is public use and the zoning district is also Public use. To the east is residential which is also zoned residential. There is one pre-existing non-conforming duplex immediately adjacent to the site. To the south is a church and it is zoned residential. The general area around the site is seeing an increase in housing demand and increasing density of residential uses.

5. Whether every use that would be permitted on the property as reclassified would be compatible with the uses permitted on other property in the immediate vicinity;

R-3 zoning does allow increased housing density. Due to some concerns brought by area residents, staff believes the amount of increased density would need to be limited due to the narrowness of Key Largo Lane and the lack of city sanitary sewer. All development is currently served by septic tanks for sewage disposal.

6. The suitability of the applicants property for the uses to which it has been restricted;

The property is currently zoned for residential use and is large enough to sustain additional residential density. The proposed use is an increase in residential density that is not allowed in an R-1 district.

7. The length of time the subject property has remained vacant or undeveloped as zoned;

The property is not currently vacant.

8. Whether adequate sewer and water facilities, and all other needed public services exist or can be provided to serve the uses that would be permitted on the property if it were reclassified;

With the exception of sewer, all water and other utilities are readily available at or near the site. The site would have to be serviced by a septic tank. The property is capable of handling additional septic tanks. Police and Fire should be able to serve the proposed use without any changes to existing services but it is acknowledged by staff that access to the existing homes is a challenge for emergency responders and school buses due to the narrowness of Key Largo Lane.

9. The general amount of vacant land that currently has the same zoning classification proposed for the subject property, particularly in the vicinity of the subject property, and any special circumstances that make a substantial part of such vacant land available or not available for development;

There is other land that could be used for such a use within the City but it is not owned by the applicant.

10. Whether the proposed amendment would be in conformance to and further enhance the implementation of the City's Comprehensive Plan;

The Future Land Use portion of the Comprehensive Plan designates the subject property as residential use. The proposed use is also residential. The Plan did not differentiate in terms of residential density. This will also help to meet the goal from Chapter 3 to "encourage the availability of housing in Arkansas City for all ages and income groups." Recent studies of our current housing situation also suggests that the City work to create greater housing options with greater density.

11. Whether the relative gain to the public health, safety, and general welfare outweighs the hardship imposed upon the applicant by not upgrading the value of the property by such reclassification; and,

The public health, safety and general welfare should not be negatively impacted by this rezoning. However, it is acknowledged by staff that additional traffic on Key Largo Lane could cause the road to deteriorate which could make it inaccessible to emergency vehicles and other residents.

12. Public Comments

Staff received numerous phone calls from area residents in opposition to the request citing the lack of additional capacity of the road serving the site to be a hindrance to further development. A letter was also sent from multiple residents which will be included in the record opposing the request. The consensus from residents on Key Largo Lane was that improvement to the infrastructure was also undesirable as the existing homes are not setback far enough to allow those improvements.

13. Such other factors as the Planning Commission may deem relevant from the facts and evidence presented in the application

14. The recommendations of professional staff;

It is the recommendation of staff that the requested rezoning R-1 to R-3 be approved, with some reservation, based on the following conclusions:

- The development appears compatible with the area.
- The lot is large enough to handle additional dwelling units
- The use helps to alleviate the current housing shortage
- The general area around the site is seeing an increase in housing demand and density

That being said, staff does acknowledge the amount of public opposition to the request and agrees with the sentiment that without further improvements to the infrastructure serving the area, any further increase in development would be inadvisable.

: Regarding the Request
for the rezoning of the
Area known as 1118
Key Largo Lane
Of the of the area known
as as 1118 Key Largo
Lane.

To all members of the Arkansas City Planning Commission:

We, the undersigned property owners on Key Largo Lane, are immensely opposed to the rezoning of the property known as 1118 Key Largo Lane from R1 Low density to R3 High density. We believe that this is highly inconsistent with the current and surrounding properties. The current area was laid out as a rural low density area with a one lane gravel road, and the current homes all rest on at least a ¾ acre lot.

We believe that the rezoning would result in the construction of further duplexes and possibly other types of high density construction. that would imminently affect traffic on a one lane road. The changing of this road to a two lane with the current utilities and/or addition of others would not only drastically reduce our front property and current landscaping and existing construction, but also the ability to park in our driveways and leave room for walking and the loading and unloading of cars. We believe that increased high density homes and/or rental properties greatly affects our property value, with increased traffic on a one lane road, and the higher congestion of traffic on 8th street due to limited entry to Key Largo Lane from 8th street. A high density of rental property or other high density forms of housing affecting the property value and resale of our homes.

We believe that this would greatly affect our quality of life, as the reason we purchased our homes in more of a rural setting was to realize that type of environment and to have a safe place for our children and grandchildren to play. We realize that there is currently a duplex on Key Largo Lane. This was one of the first constructions when the original land owner built this as a rural setting. All of the houses constructed on site were built prior to the area being annexed into the city. We would recommend the Planning Commission deny the Rezoning From R1 (Low density) to R3 (High density) to preserve the quality of life of the majority of the current property owners of Key Largo Lane. And we would ask that future construction be consistent with the existing construction and current zoning on our road.

Signatures for the opposition to rezoning the Key Largo Lane Area

Signature

Address

Matthew James

1004 Key Largo Lane

Ryan Butler

1003 Key Largo Lane

Russell Munn

1002 Key Largo Lane
2627 N. 8th Street

Ruy Vaz

2701 N. 8th Street

Micah Fry
munn m. ~~2627~~2701 N. 8th Street
(Key Largo 3/8th - Northside of Key Largo)

Hoboch A. Savale

1015 Key Largo Lane

Addendum

Please note that the owners of the property known as 2701 North 8th Street did not receive the Letter of notification about the request for a zoning change. Their property does directly connect With Key Largo Lane and their driveway uses the only entrance and exit to Key Largo lane. They also believe this would greatly affect them and should have received the letter. Also the property known as 2627 has their north property line bordering Key Largo Lane and He only received a letter for 1002 Key Largo Lane. I am sure when you look at the map You would agree this affects their property also. The possible addition of utilities or a two lane Road would also greatly change their existing construction and parking.



Planning Commission Agenda Item

Meeting Date: 5/10/22
From: Josh White, Principal Planner
Item: 2305 N 8th Rezone

Purpose: Hold a public hearing to consider the advisability of rezoning 2305 N 8th Street from an R-1 (Low Density Residential District) to an R-3 (High Density Residential District).

Background:

The subject property is located at 2305 N 8th Street. The surrounding area is comprised of residential uses. The property consists of approximately 3.4 acres. The project will be to develop a duplex. A portion of the site is within the floodplain. The applicants are requesting a rezone from R-1, Low Density Residential District to an R-3, High Density Residential District.

It is the recommendation of staff that the requested rezoning R-1 to R-3 be approved based on the following conclusions:

- The development appears compatible with the area.
- The lot is large enough to handle additional dwelling units
- The use helps to alleviate the current housing shortage
- The general area around the site is seeing an increase in housing demand and density
- The public health, safety and general welfare should not be negatively impacted by this rezoning
- All utilities are readily available at or near the site.

Action:

Hold a public hearing. After the public hearing is closed, make a motion to recommend the City Commission approve/disapprove the request to rezone 2305 N 8th Street from an R-1 Low Density Residential District to an R-3 High Density Residential District.

Attachments:

Staff report

Presentation Link: <https://arcg.is/0bvuzC0>



STAFF REPORT

City of Arkansas City Neighborhood Services Division

Josh White, Principal Planner

118 W Central Ave, Arkansas City, KS 67005

Phone: 620-441-4420 Fax: 620-441-4403 Email: jwhite@arkansascityks.gov Website: www.arkcity.org

Item 5.

CASE NUMBER
RZ-2022-111

APPLICANT/PROPERTY OWNER
Jose Paz-Ontiveros

PUBLIC HEARING DATE
May 10, 2022

PROPERTY ADDRESS/LOCATION
2305 N 8th Street

SUMMARY OF REQUEST

The subject property is located at 2305 N 8th Street. The surrounding area is comprised of residential uses. The property consists of approximately 3.4 acres. The project will be to develop a duplex. A portion of the site is within the floodplain. The applicants are requesting a rezone from R-1, Low Density Residential District to an R-3, High Density Residential District.



Map data ©2022 Esri World Topographic map

EXISTING ZONING R-1-Low Density Residential FP-O, Floodplain Management Overlay District	EXISTING LAND USE Residential	SURROUNDING ZONING & LAND USE North-R-1; Residential East-R-1; Residential South-R-1; Residential West-R-1; Residential	SITE IMPROVEMENTS Single Family Dwelling and Accessory structures	SIZE OF PROPERTY 3.4 acres
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STAFF RECOMMENDATION

☒ **APPROVE**

☐ **APPROVE WITH CONDITIONS**

☐ **DENY**

COMPATIBILITY with the COMPREHENSIVE PLAN

The Future Land Use portion of the Comprehensive Plan designates the subject property as residential use. The proposed use is also residential. The Plan did not differentiate in terms of residential density. This will also help to meet the goal from Chapter 3 to "encourage the availability of housing in Arkansas City for all ages and income groups." Recent studies of our current housing situation also suggests that the City work to create greater housing options with greater density.

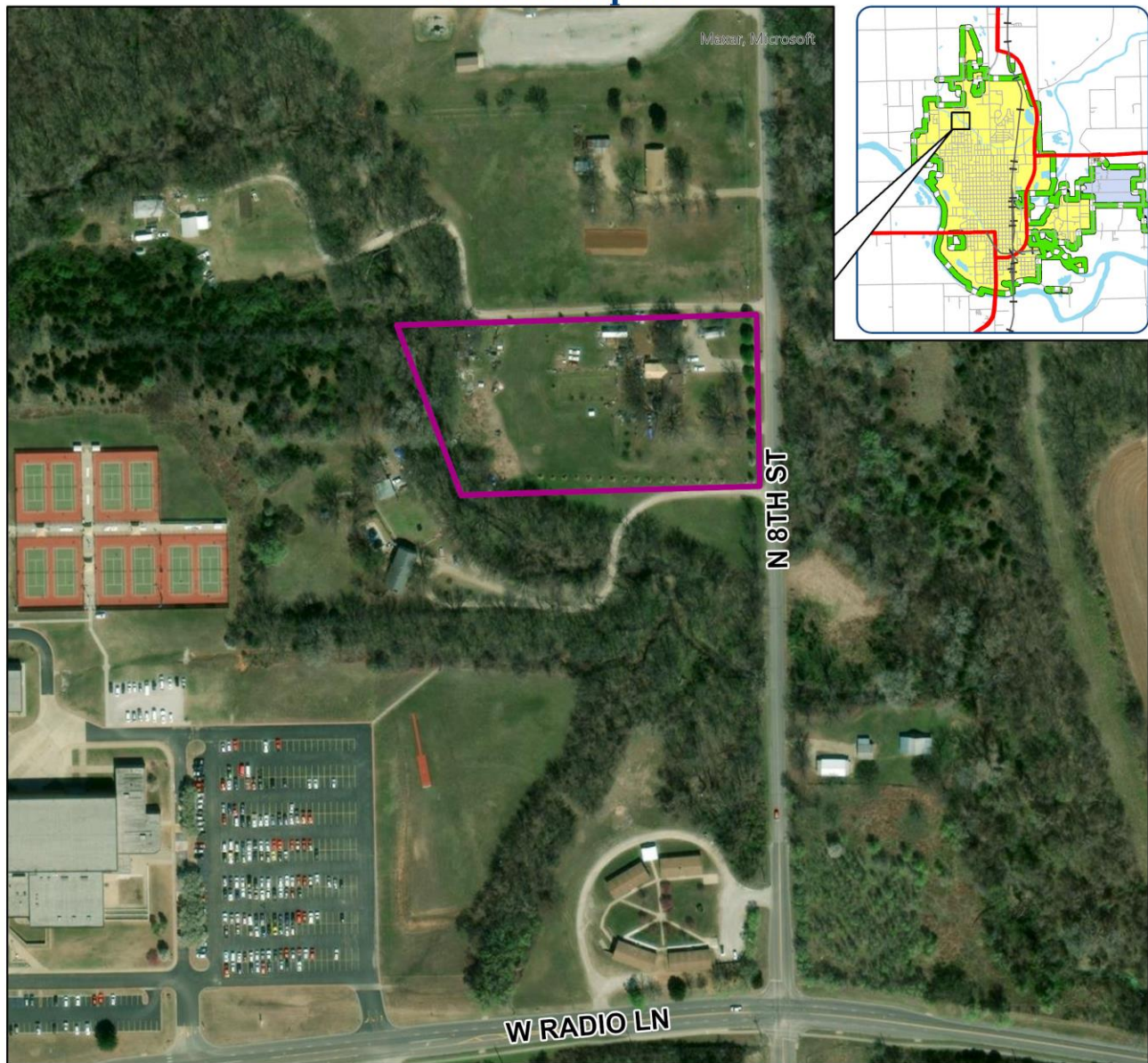
PROPERTY HISTORY

The property was developed with a single family dwelling unit in 1962 according to County records. Additional site improvements have been made in the years since. No other land use records were found.

COMPATIBILITY with the ZONING ORDINANCE

It is the intent of the residential zoning districts to provide for areas of low, medium and high density residential development including certain public or private uses which are compatible with residential development. The change in classification would be consistent with the intent and purpose of these regulations.

Rezone Request



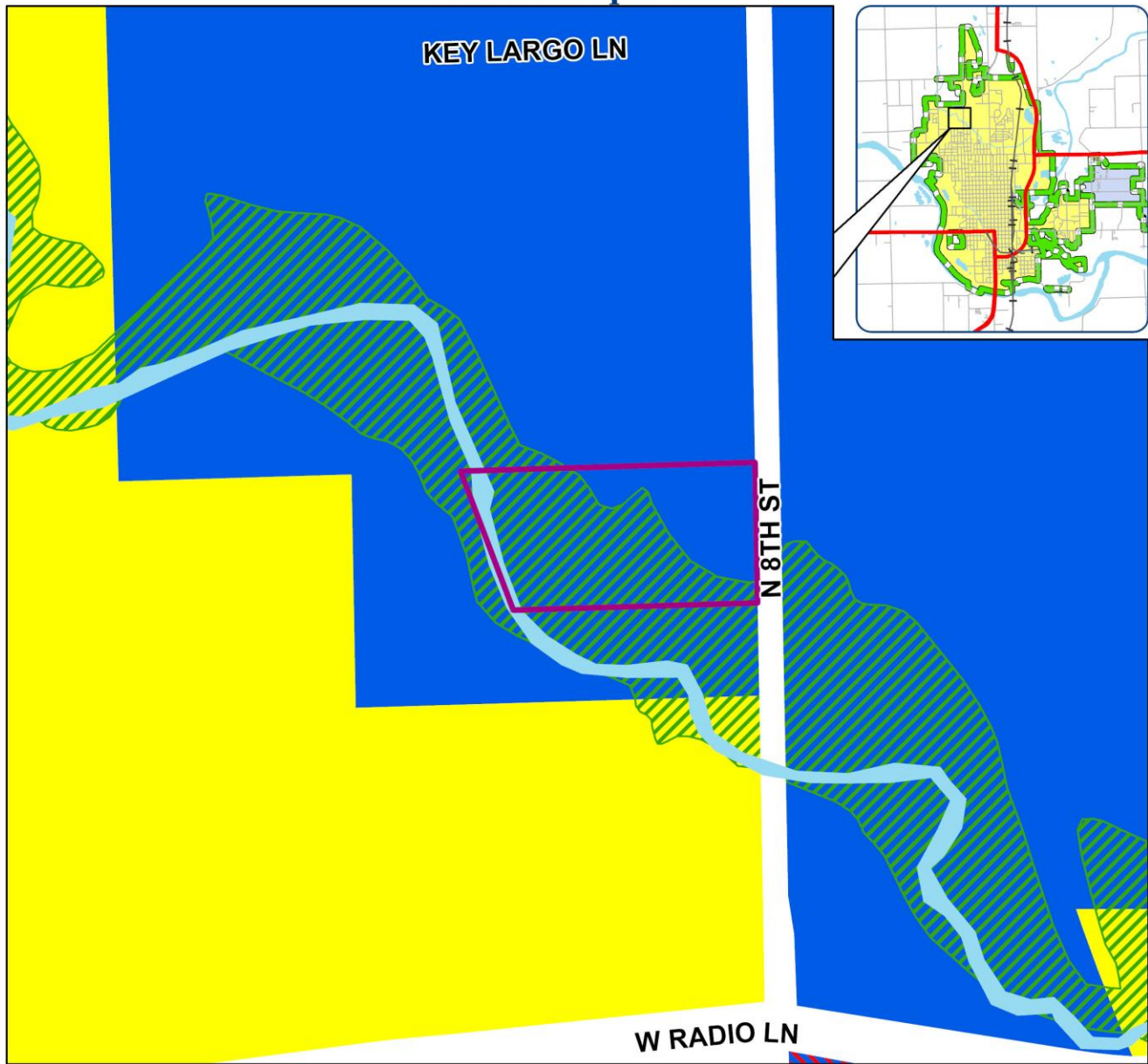
A request for a rezone at 2305 N 8th St from a R-1 Low Density Residential District to a R-3 High Density Residential District

-  City Limits
-  Rezone

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Rezone Request



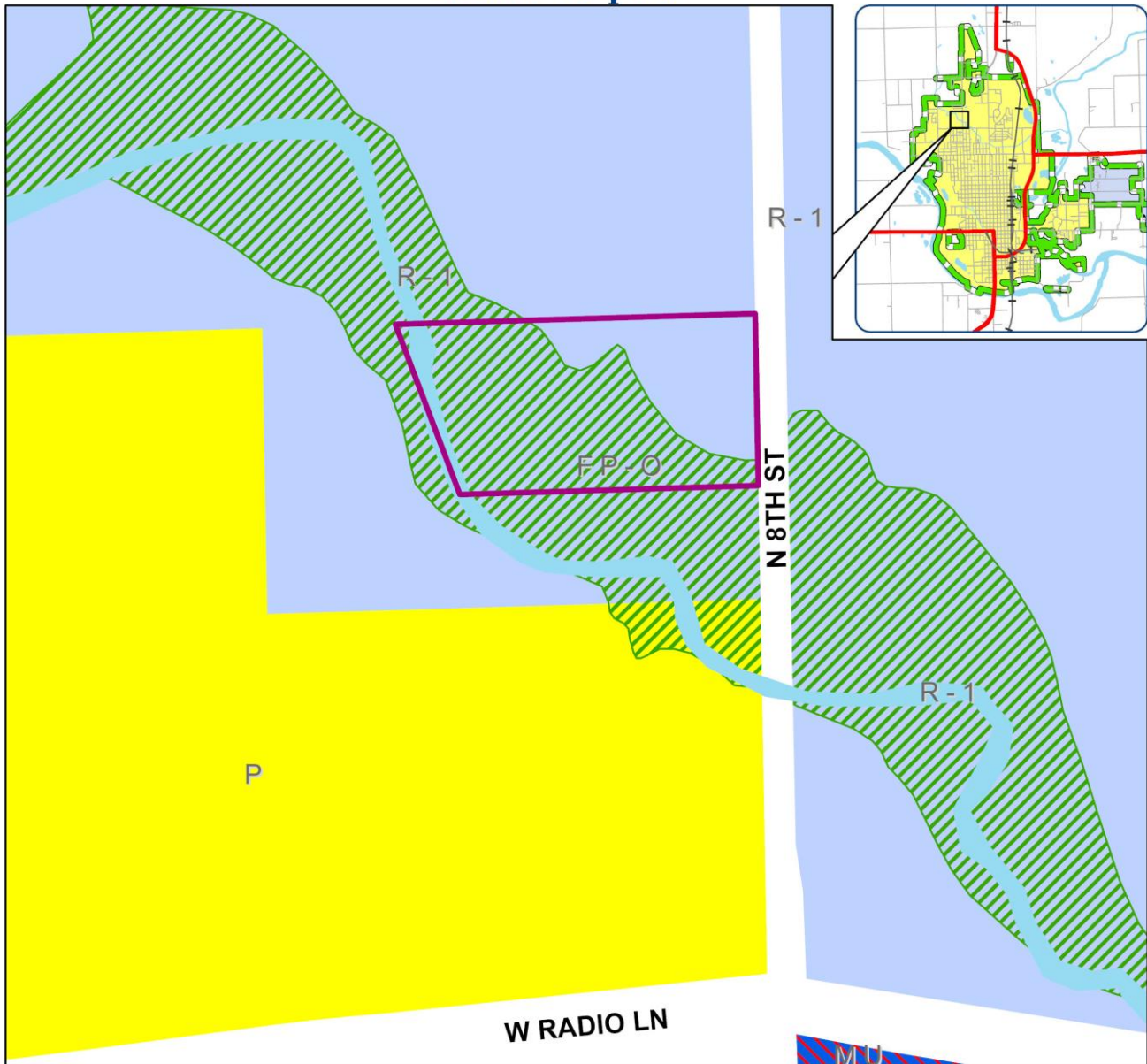
A request for a rezone at 2305 N 8th St from a R-1 Low Density Residential District to a R-3 High Density Residential District

- | | |
|------------------------|-------------|
| City Limits | Residential |
| Rezone | Mixed Use |
| Future Land Use | Public |
| Floodplain | |

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Created: April 11, 2022



Rezone Request



A request for a rezone at 2305 N 8th St from a R-1 Low Density Residential District to a R-3 High Density Residential District

- | | |
|---------------------------------------|--|
| City Limits | P, Public Use District |
| Rezone | MU, Mixed Use District |
| Zoning | FP-O, Floodplain Management Overlay District |
| R-1, Low Density Residential District | |

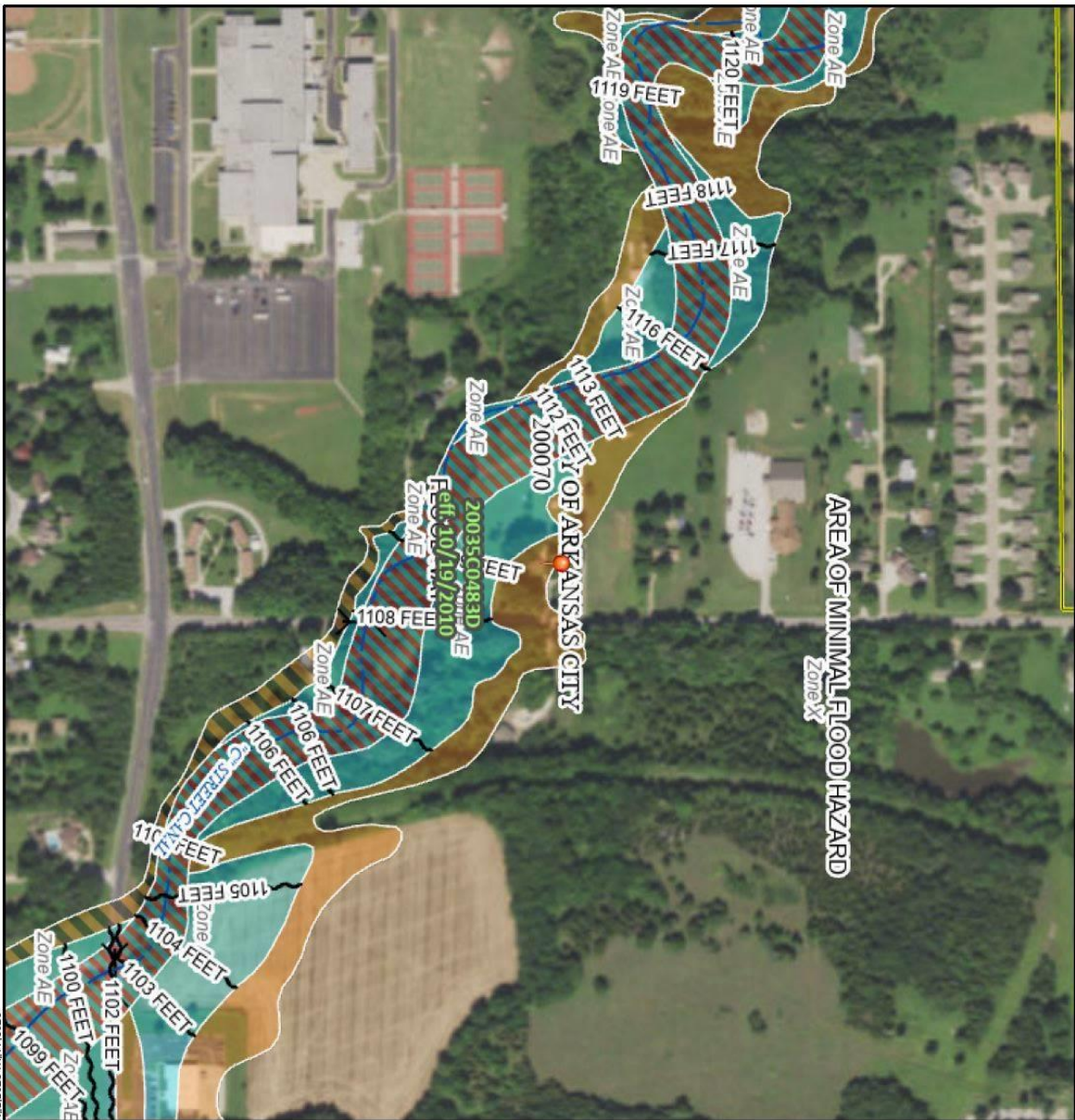
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Created: April 11, 2022



National Flood Hazard Layer FIRMette



97°31'8" W 37°53'4" N



0 250 500 1,000 1,500 2,000 Feet 1:6,000
Basemap: USGS National Map: Orthoimagery: Data refreshed October, 2020
97°24'17" W 37°53'5" N

Legend

SEE ITS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

	Without Base Flood Elevation (BFE)
	Zone A, V, AE9
	With BFE or Depth Zone AE, AO, AH, VE, AR
	Regulatory Floodway

	0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
	Future Conditions 1% Annual
	Chance Flood Hazard Zone X
	Area with Reduced Flood Risk due to Levee, See Notes, Zone X
	Area with Flood Risk due to Levee Zone D

	NO SCREEN
	Area of Minimal Flood Hazard Zone X
	Effective LOMRs
	Area of Undetermined Flood Hazard Zone D
	Channel, Culvert, or Storm Sewer
	Levee, Dike, or Floodwall

	Cross Sections with 1% Annual Chance
	Water Surface Elevation
	Coastal Transsect
	Base Flood Elevation Line (BFE)
	Limit of Study
	Jurisdiction Boundary
	Coastal Transsect Baseline
	Profile Baseline
	Hydrographic Feature

	Digital Data Available
	No Digital Data Available
	Unmapped

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards.

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 5/21/2022 at 2:52 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRMette panel number, and FIRMette effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

A site plan was not provided for this application and was not required.

Findings

When a proposed amendment would result in a change of the zoning classification of any specific property, the recommendation of the Planning Commission, accompanied by a copy of the record of the hearing, shall contain statements as to the present classification, the classification under the proposed amendment, the reasons for seeking such reclassification, a summary of the facts presented, and a statement of the factors upon which the recommendation of the Planning Commission is based, using the following guidelines. Note that all references to agriculture in this report also include associated residential uses.

1. Whether the change in classification would be consistent with the intent and purpose of these regulations;

It is the intent of the residential zoning districts to provide for areas of low, medium and high density residential development including certain public or private uses which are compatible with residential development. The change in classification would be consistent with the intent and purpose of these regulations.

2. The character and condition of the surrounding neighborhood and its effect on the proposed change;

The surrounding area is comprised of residential uses. The proximity of the site to the C Street Canal Floodplain has largely prevented increased density from occurring. Much of the existing site is also in the floodplain. Any development within the floodplain would be required to meet all floodplain management regulations.

Neighborhood Photos



The subject property-4/25/22



Looking to the south along 8th Street-4/25/22

Looking to the north along 8th Street-4/25/22Looking across 8th Street-4/25/22

3. Whether the proposed amendment is made necessary because of changed or changing conditions in the area affected, and, if so, the nature of such changed or changing conditions;

The current Residential Zoning District does not allow the proposed use. The current district allows single family dwellings and Two Family dwellings are allowed with a conditional use permit. The proposed use is to add two dwelling units for a total of three units. An alternative to the proposal would be to rezone the property to R-2 and a conditional use permit would then be needed to allow three or more families. It is for the reason of simplicity that R-3 was chosen as the most appropriate district for this project. R-3 would also permit additional dwelling units to be added in the future. The general area around this site has seen increased housing demand.

4. The current zoning and uses of nearby properties, and the effect on existing nearby land uses upon such a change in classification;

The area is surrounded by residential uses and is all zoned for residential. The general area around the site is seeing an increase in housing demand and increasing density of residential uses.

5. Whether every use that would be permitted on the property as reclassified would be compatible with the uses permitted on other property in the immediate vicinity;

R-3 zoning does allow increased housing density. All development is currently served by septic tanks for sewage disposal.

6. The suitability of the applicants property for the uses to which it has been restricted;

The property is currently zoned for residential use and is large enough to sustain additional residential density. The proposed use is an increase in residential density that is not allowed in an R-1 district. Increased density will put additional pressure on the existing floodplain. All construction will have to be built to the standards set out in the floodplain management ordinance.

7. The length of time the subject property has remained vacant or undeveloped as zoned;

The property is not currently vacant.

8. Whether adequate sewer and water facilities, and all other needed public services exist or can

be provided to serve the uses that would be permitted on the property if it were reclassified

All water, sewer and other utilities are readily available at or near the site. Police and Fire should be able to serve the proposed use without any changes to existing services.

- 9. The general amount of vacant land that currently has the same zoning classification proposed for the subject property, particularly in the vicinity of the subject property, and any special circumstances that make a substantial part of such vacant land available or not available for development;**

There is other land that could be used for such a use within the City but it is not owned by the applicant.

- 10. Whether the proposed amendment would be in conformance to and further enhance the implementation of the City's Comprehensive Plan;**

The Future Land Use portion of the Comprehensive Plan designates the subject property as residential use. The proposed use is also residential. The Plan did not differentiate in terms of residential density. This will also help to meet the goal from Chapter 3 to "encourage the availability of housing in Arkansas City for all ages and income groups" Recent studies of our current housing situation also suggests that the City work to create greater housing options with greater density.

- 11. Whether the relative gain to the public health, safety, and general welfare outweighs the hardship imposed upon the applicant by not upgrading the value of the property by such reclassification; and,**

The public health, safety and general welfare should not be negatively impacted by this rezoning.

- 12. Public Comments**

The public overall was not in opposition to the request. One owner wanted to ensure that her private drive would not be used for access to this property.

- 13. Such other factors as the Planning Commission may deem relevant from the facts and evidence presented in the application**

- 14. The recommendations of professional staff;**

It is the recommendation of staff that the requested rezoning R-1 to R-3 be approved based on the following conclusions:

- The development appears compatible with the area.
- The lot is large enough to handle additional dwelling units
- The use helps to alleviate the current housing shortage
- The general area around the site is seeing an increase in housing demand and density
- The public health, safety and general welfare should not be negatively impacted by this rezoning
- All utilities are readily available at or near the site.



Planning Commission Agenda Item

Meeting Date: 5/10/22
From: Josh White, Principal Planner
Item: Comprehensive Plan discussion

Purpose: Comprehensive Plan discussion

Background:

We will review the economic development goals from last month and finalize the draft of that chapter. If time permits we will start review of parks and recreation and start to develop goals. Due to the crowded nature of this meeting's agenda, this topic may be pushed to a future meeting. If that happens, I would encourage everyone to review the chapter and come ready for discussion at the next meeting.

Action:

Hold discussion.

Attachments:

Draft Economic Development Chapter; Draft Parks & Recreation Chapter

Chapter Four: Economic Development

- 4.1 Introduction
- 4.2 Vision
- 4.3 Background
- 4.4 Vision 20/20 Plan
- 4.5 2013 Survey Responses and Comments Relating to Economic Development
- 4.6 Accomplishments
- 4.7 Goals and Actions

4.1 INTRODUCTION

Economic development is of great concern to most communities, particularly to those like Arkansas City which are located outside major urban areas. Those communities are typically striving to preserve and create quality jobs for citizens, and to grow in population and economic base. The most livable communities are those which have strong, vibrant economies that encourage local enterprise, serve the needs of citizens and promote stable employment. Effective economic development seeks to achieve a balance between support for existing businesses and efforts to bring new businesses into the community.

4.2 VISION

Arkansas City will be a community with a good balance of white collar and blue collar employment, with a broad range of occupations and professions. The City will support efforts to produce a well-educated and trained labor force, including entrepreneurs, and will place strong emphasis on the growth of those places of employment already in Arkansas City. A critical objective is to have ample employment opportunities to keep young people in the community or to encourage them to return to Arkansas City if they receive post-secondary education or training elsewhere. The City will also present itself as an attractive community for new businesses to start up or to relocate to.

Principles that will guide the community to this vision include the following:

- Integrated Approach. Local governments, businesses, educational institutions and the community must work together to create a vibrant economy, through a long-term strategy that:
 - ✓ encourages local businesses
 - ✓ serves the needs of citizens, workers and businesses
 - ✓ promotes stable employment and good incomes.
- Focus. Economic development efforts should recognize the community's preference for supporting existing businesses.
- Long-Term Investment. Economic development programs paid for with public dollars should be evaluated on their long-term benefits and impacts on the entire community, not on short-term job or income increases.

- Public Investment. The City's economic development efforts should help provide citizens with lifelong skills and learning opportunities by promoting investment in public schools and Cowley College.
- Public Infrastructure. A necessity for virtually all economic development is adequate infrastructure provided in whole or part courtesy of local taxpayers: streets, sidewalks, water, gas, electricity, sanitary sewers, stormwater sewers, etc.

4.3 BACKGROUND

The **principal local economic development agencies** are:

- (1) Cowley First, Cowley County Economic Development Partnership
- (2) Cowley College
- (3) Arkansas City Chamber of Commerce
- (4) Arkansas City City Commission/Cowley County Board of County Commissioners
- (5) Kansas Small Business Development Outreach Center
- (6) Ark City Industries

Strother Field

Strother Field Industrial Park is the largest and most diverse industrial park in the area. 1,600 acres in size, it is located on U.S. Highway 77 and not only has the only local airport but also railroad access. Strother Field is located halfway between the cities of Arkansas City and Winfield -- the co-owners of Strother Field.

Businesses locating in the park typically purchase their sites and construct their buildings. Strother Field does lease land to some businesses, and leases some building space, usually warehouse or office space.



Strother Field is home to many of the largest employers in the area employing over 1,200 people, including General Electric Engine Services, Columbia Elevator Solutions Inc., Morton Buildings, Greif Inc., Winfield Consumer Products/Husky Liners, and Western Industries-Plastic Products Group Inc.

Services such as the, Four County Mental Health Center and the Cowley County Humane Society are also located at Strother Field.

The facility is identified as a regional airport within the Kansas Aviation System Plan, which allows Strother Field to accommodate regional economic activities. The airport has two runways, the North/South being 5500 feet in length and the crosswind being 3150 feet. The runways are lighted and pilot controlled. Both runways have been rehabilitated in recent years.

Goff Industrial Park

Goff Industrial Park is a 450-acre park located just north of Arkansas City. Current tenants of this industrial park include Creekstone Farms Premium Beef, a processing facility employing more than 1,100. Kan-Pak also has developed a new 200,000 square foot warehouse and distribution facility in the industrial park.

The City of Arkansas City has made major improvements to roads, water and sewer. Land is available for new construction, ranging in lots from one to 75 acres at prices considerably below that of metropolitan areas.

Water and sewer are provided by the City of Arkansas City, gas is provided by Kansas Gas Service and electric is provided by Evergy.

The industrial park is located less than one mile west of U.S. Highway 77 and is only 20 minutes from I-35.

State and Federal Programs and Tax Incentives Available to Existing or New Businesses

- Constitutional Tax Exemption per the authority granted cities by Article 11, Section 13 of the Kansas Constitution
- Industrial Revenue Bonds (IRBs)
- Community Development Block Grants (CDBG) (low interest subordinated loans for plant, equipment and infrastructure)
- Tax Increment Financing (TIF) per K.S.A. 12-1771 *et seq.* (cost of certain public improvements paid for from increased property tax revenues from a development)
- Community Improvement District per K.S.A. 12-6a26 *et seq.* (public funding of projects via sales tax, special assessments and bonds)
- Revolving Loan Fund financing for qualifying local enterprises.
- Farmers Home Administration (FmHA) (business development loan guarantees)
- Small Business Administration (SBA) 504 Program (long-term subordinated loans)
- SBA 7(A) Loan Guarantee
- Property Tax Exemptions (per Kansas Constitution, or IRB properties)
- Neighborhood Revitalization Act (NRA) per K.S.A. 12-17,114 *et seq.* Program (tax rebate program for eligible businesses and residential properties located within designated district in Arkansas City)
- USDA low interest loans
- Workforce Training
 - Kansas Industrial Training Program
 - Kansas Industrial Retraining
 - State of Kansas Investments in Lifelong Learning (SKILL)
 - Kansas Job Training Partnership Act (JTPA)

Employers in Arkansas City and Strother Field

Business	Product/Service	2003	2013	2016	2017	2018	2019	2020	2021
ADM Milling	Grain Milling	100	80	83					
B.V.I.S	Boilers/Equipment Manufacturing				6			4	4
City of Arkansas City	Municipal Government	158	150		117	117	119		120
Columbia Elevator (Wittur)	Metal Fabrication	165	50	60	69	59	59	57	55
Community National Bank	Bank						15		31
Cowley College	Education	257	185	193	195			199	213
Creekstone Farms Premium Beef	Beef Production	620	720	660		830	1080	1110	1118
Four County Mental Health	Healthcare				126	120	90		92
GE Aviation	Aircraft Engine Maintenance	920	801	700		687	853	750	646
Husky Liners (Winfield Consumer Products)	Auto Accessories Manufacturing	119	103	105	130	151	146	150	204
Jet AirWerks	Jet Engine Repair		24	23		36	41	47	30
Kan-Pak	Aseptic Beverage Processor	40	208	310		290	286	248	305
L.G. Pike	Metal Fabrication	39	51	59	55	50	45	46	47
Morton Buildings	Premanufactured Buildings	51	53	37		46	48		28
RCB Bank	Bank						100		97
Skyline Corp	Manufactured Homes	100	102	120		112	144	141	169
South Central Kansas Medical Center	Healthcare	150	216	205	218	203	205		259
Twin Rivers Developmental	Healthcare		104	104					
United School District No 470	Education	450	463	435	423	439	443		453
Union State Bank	Bank						81		114
Vector Technologies	Tool Manufacturing			31		65	70	75	60
Walmart Ark City	Retail						139		172
Western Industries	Blowmolding Manufacturing	110	207	203	195	230	230	350	363

RETAIL SALES TAXES

	City Sales Tax Rate	State Sales Tax Rate	City Sales Tax Collections	State Sales Tax Collections	Taxable Sales
2010	2.00%	5.3-6.3%	\$ 2,845,357.10	\$ 8,251,536	\$ 142,267,855
2011	2.00%	6.30%	\$ 2,904,013.40	\$ 9,147,642	\$ 145,200,670
2012	2.00%	6.30%	\$ 2,832,018.44	\$ 8,920,858	\$ 141,600,922
2013	2.00%	6.3-6.15%	\$ 2,960,698.08	\$ 9,215,173	\$ 148,034,904
2014	1.5-2%	6.15%	\$ 2,824,444.93	\$ 9,925,906	\$ 161,396,853
2015	1.50%	6.15-6.5%	\$ 2,365,752.61	\$ 9,975,590	\$ 157,716,841
2016	1.5-2.5%	6.50%	\$ 3,081,115.84	\$ 10,013,626	\$ 154,055,792
2017	2.50%	6.50%	\$ 3,708,240.65	\$ 9,641,426	\$ 148,329,626
2018	2.50%	6.50%	\$ 3,656,236.45	\$ 9,506,215	\$ 146,249,458
2019	2.00%	6.50%	\$ 3,276,556.48	\$ 10,648,809	\$ 163,827,824
2020	2.00%	6.50%	\$ 3,379,807.26	\$ 10,984,374	\$ 168,990,363
2021	2.00%	6.50%	\$ 3,421,693.32	\$ 11,120,503	\$ 171,084,666

Source: Kansas Dept. of Revenue and City of Arkansas City

*Taxable Sales: These figures reflect the sales to which the city sales tax applied. The city sales tax base is slightly larger than the state sales tax, e.g., residential utility fees are subject to city sales tax but not the state sales tax. These numbers were all calculated based on taxable sales to standardize the data so minor discrepancies may be found in the data but this method was used to simplify the data as the intention is just to show the trends.

Retail Sales Taxes tell the story about how much money is being spent by consumers in the retail section of the economy. The percentage of retail purchases the citizens of a community make in their home community is a commonly-used indicator of economic strength. The State of Kansas produces a report titled, "City Trade Pull Factors" that provides different measures of retail market data for larger cities in the state, including Arkansas City.

The report most recently available, covering the period of July 2020-June 2021, measured (1) City Trade Pull Factor, (2) Income-Adjusted City Trade Pull Factor, (3) Trade Area Capture, and (4) Percent of County Trade. Those measures, and how Arkansas City rated, are explained below.

- (1) **City Trade Pull Factor.** This measure is computed by dividing the per capita sales tax of a city by the statewide per capita sales tax. A factor of 1.0 shows that for every dollar a city resident spends outside that city, a nonresident spends a dollar at a local retail business. A score higher than 1.0 shows that the balance of trade is favorable for a city, a score lower than 1.0 shows otherwise. The most recent Trade Pull Factor for Arkansas City was 0.93.
- (2) **Income-Adjusted City Trade Pull Factor.** The City Trade Pull Factor is not adjusted for differing income levels in each business community. The Department of Revenue also provides a variation of the Trade Pull Factor that takes income levels into consideration. The most recent Income-Adjusted City Trade Pull Factor for Arkansas City was 1.33.

- (3) **Trade Area Capture.** This measure of the customer base served by a city is calculated by multiplying the city's population by the Trade Pull Factor. Arkansas City's Trade Area Capture is 10,838.
- (4) **Percent of County Trade** is a factor that shows the percent capture of countywide retail trade the city has. Arkansas City captured 44.1% of the Cowley County retail trade over the July 2020-June 2021 period.

OCCUPATIONS OF PERSONS EMPLOYED, 16 YEARS AND OLDER,

OCCUPATION	2010	2015	2019
Total Civilian employed population 16 years and over	5,220	5,224	4,914
Management, business, science & arts occupations	1,066	1,226	1,345
Service occupations	1,081	1,230	1,214
Sales & office occupations	1,095	1,133	782
Natural resources, construction & maintenance occupations	675	665	482
Production, transportation & material moving occupations	1303	970	1,091
INDUSTRY:			
Agriculture, forestry, fishing & hunting, & mining	48	100	176
Construction	349	276	179
Manufacturing	1,349	1141	975
Wholesale trade	95	194	134
Retail trade	526	520	479
Transportation & warehousing, & utilities	283	165	249
Information	13	96	90
Finance & insurance, & real estate & rental and leasing	206	206	131
Professional, scientific, & management, & administrative & waste management services	250	241	212
Educational services, & health care & social assistance	1,097	1,250	1,239
Arts, entertainment, & recreation, & accommodation & food services	582	772	710
Other services, except public administration	177	137	195
Public administration	245	126	145
Population 16 years and older	9,307	9,362	9,034
In labor force	5,621*	5,831	5,254
Employed	5,221*	5,224	4,914
Unemployed	651*	603	315
Armed Forces	--	4	25
Not in labor force	3,686**	3,531	3,780

*Due to differences in tables, these numbers were calculated based on percentages.**This number was not in a table but was derived by simple subtraction.

Source: American Community Survey 5 Year Estimates 2010, 2015, 2019

HOUSEHOLD AND FAMILY INCOMES

	2010		2015		2019	
	Households	Families	Households	Families	Households	Families
Total	4,571	2,949	4,674	2,978	4,641	2,782
Less than \$10,000	9.4%	4.2%	9.4%	5.7%	7.2%	4.1%
\$10,000 to \$14,999	7.6%	5.9%	7.3%	4.2%	6.6%	2.9%
\$15,000 to \$24,999	19.0%	14.3%	14.8%	13.7%	12.7%	8.3%
\$25,000 to \$34,999	14.2%	13.1%	13.1%	11.8%	13.4%	12.2%
\$35,000 to \$49,999	16.1%	18.5%	18.4%	17.7%	16.4%	16.2%
\$50,000 to \$74,999	16.9%	20.5%	18.9%	25.5%	20.7%	25.8%
\$75,000 to \$99,999	9.7%	13.3%	7.3%	8.0%	9.3%	11.7%
\$100,000 to \$149,999	5.4%	7.5%	7.0%	8.6%	9.4%	11.8%
\$150,000 to \$199,999	1.2%	1.8%	3.4%	4.3%	2.7%	4.5%
\$200,000 or more	0.5%	0.7%	0.4%	0.4%	1.6%	2.3%
Median income (dollars)	\$34,844	\$44,897	\$38,757	\$47,978	\$42,576	\$54,051
Mean income (dollars)	\$44,231	\$53,154	\$49,195	\$56,332	\$54,857	\$65,940

Source: American Community Survey 5 Year Estimates 2010, 2015, 2019

POVERTY

	2012	2015	2019
Percentage of all persons in poverty	23.2%	24.2%	17.4%
Persons under 18	34.8%	37.6%	23.5%
Persons age 18-64 in poverty	20.6%	22.1%	16.5%
Persons over age 65 in poverty	12.4%	9.2%	10.2%
Percentage of all families in poverty	15.3%	18.1%	12.2%
Female-headed households with children under 18 in poverty	55.9%	46.4%	29.6%

Source: American Community Survey 5 Year Estimates 2012, 2015, 2019

Income is the biggest driver of the local economy. It is important to monitor these trends to help us ensure we are focusing on enhancing the correct sectors of the local economy. Household and Family Incomes appear to be on a rising trend for Arkansas City. This has had a positive effect on the poverty rate as well. The exception to this appears to be in persons over age 65 that seem to be experiencing more poverty in 2019 than in 2015. This appears to be the same as nationwide trends as this population group rapidly grows and resources become scarcer. This is when senior housing can come into play to help stabilize discretionary spending among this group.

4.4 COWLEY FIRST VISION 20/20 COMMUNITY PLAN

The 2010 Vision 20/20 Community Plan prepared by Cowley First gave considerable attention to the economic state of Cowley County. Excerpts from the Community Plan are found at Appendix F.

The Plan identified strategies to sustain and expand the County's economic base, identifying the following concerns and strategies:

Community Concerns:

- Support home-grown business and industry
- Attract new business and industry
- Overcome barriers to successful workforce recruiting
- Stimulate and support entrepreneurship
- Provide incentives to develop more retail businesses
- Promote county tourism attractions and agri-tourism
- Strengthen regional economic partnerships
- Retain local wealth and direct it to future needs
- Continue to provide property tax exemptions for new and expanding industry

Strategy Statements:

- Secure adequate, long-term funding for the Cowley First Economic Development Partnership
- Retain and expand existing industry

- Overcome barriers to successful workforce recruiting and development, especially in housing, child services and perceptions of quality of life
- Promote entrepreneurship development through a network of services to stimulate and support startup business ventures
- Promote rural development through expansion of tourism activities and initiatives in agri-tourism
- Target and recruit new businesses and industries that will create jobs
- Expand the number and variety of retail businesses in the county
- Grow endowments for the purpose of retaining wealth in the community and directing its use to future community needs

In a survey conducted by Cowley First countywide in 2010 and having 338 responses from Arkansas City, questions were asked of people's perception of the economy, and the business climate. Among the questions and responses were:

	Strongly Agree	Agree	Neutral	Disagree	Strongly Disagree
There is a shortage of good jobs	63%	30%	6%	1%	0%
Home-grown business and industry should be supported	53%	40%	6%	0%	1%
There is a need for more retail	47%	31%	17%	4%	1%
There is a shortage of quality restaurants	55%	27%	13%	4%	1%
Cowley County has good employment opportunities	1%	13%	--	52%	35%

These survey responses indicate a widespread recognition of the need for more and better jobs in the community.

The 2010 survey also measured opinions on the level of support for certain economic development strategies to be pursued by the City. The Arkansas City responses:

Economic Development Strategies	Strongly Support	Support	Neutral	Oppose	Strongly Oppose
Incentives to attract new business & industry to Cowley County	30%	56%	8%	3%	2%
Incentives to develop additional retail stores/restaurants	30%	46%	17%	5%	2%
Incentives to encourage local industry to expand	18%	63%	12%	5%	2%
Funding for adult education and job skill training	21%	50%	23%	5%	1%
Additional funding for elementary and secondary education	30%	37%	22%	9%	3%
Funding for micro-loan programs to support locally-owned businesses	14%	46%	31%	6%	2%
Additional funding for post-secondary education	23%	36%	26%	13%	3%
Funding to support an entrepreneurship (small business) center to provide technical assistance to locally-owned businesses	15%	44%	31%	8%	3%
Funding to promote tourism attraction in the county	10%	39%	36%	12%	3%

Property tax exemption for new or expanding industry	12%	39%	24%	19%	6%
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4.5 2013 SURVEY RESPONSES AND COMMENTS RELATING TO ECONOMIC DEVELOPMENT

Comment [JW1]: I'd love to remove this in favor of a new survey but still working on this. We could also leave it and just add in the new one, thoughts?

The 2013 community survey asked a number of questions to reveal how citizens viewed the present local economy – and what actions they would support the City taking in the future.

While many other survey questions relate at least indirectly to Arkansas City's present and future economic condition (e.g., satisfaction with Arkansas City as a place to work, safety and law enforcement, access to good schools, health care services and shopping), the responses noted below are from questions asking how important a community's economy was in deciding where to live, and where Arkansas City should invest in its economic future.

One survey question asked citizens to select from a list of 14 factors those which most influenced their decision to live in Arkansas City. The top three responses were:

Location near family and friends	279
Friendly, small-town, atmosphere	244
Cost of living is stable and affordable	210

The principal set of survey questions on the topic of economic development asked citizens to identify which of 12 categories of business and industries should receive "significant" or "some" promotion by the City government, and which ones should receive no such efforts. The results showed, in part:

What effort, if any, should the City make to promote:		No Effort	Some Effort	Significant Effort
A.	Manufacturing	6%	38%	56%
B.	Retail business and services throughout the City	6%	44%	50%
C.	Business and services downtown	8%	44%	48%
D.	Business/services along Highway US 77/Summit St., north of downtown	19%	54%	27%
E.	Business/services along Highway US 77/Summit St., south of downtown	23%	47%	31%
F.	Tourism and historic preservation	17%	57%	26%
G.	Health care	12%	47%	41%
H.	Entertainment and the arts	24%	54%	22%
I.	Transportation	18%	56%	25%
J.	Warehousing/distribution	30%	55%	15%
K.	Recruitment of workers to Arkansas City	23%	47%	30%
L.	Partnerships with Cowley College	11%	44%	45%

It is significant that 7 out of 10 respondents approved of at least some City-initiated promotion for all of the listed categories. Clearly among those responding to the survey,

there is support for investment by the City government in promoting the retention and/or expansion of employment opportunities.

Citizens were asked what was the appropriate level of City efforts with respect to encouraging job creation and economic development:

The City should use public funds:		Strongly Disagree	Disagree	Neutral	Agree	Strongly Agree
A.	To operate job training programs	11%	23%	30%	25%	10%
B.	To encourage job creation through local business expansion	3%	8%	23%	50%	16%
C.	To encourage job creation through new businesses	3%	6%	16%	51%	23%
D.	To encourage job creation through business relocation	4%	11%	33%	38%	14%
E.	By preparing business sites (water, sewer, streets, etc.) that are ready for immediate development	5%	18%	35%	34%	7%
F.	To encourage Cowley College to train and educate the local workforce	6%	7%	21%	46%	21%
G.	Only when it is demonstrated that community benefits exceed public dollars invested	2%	8%	34%	37%	18%
H.	To encourage investment in construction of housing	6%	17%	40%	31%	7%
I.	To encourage the construction of low-income housing.	12%	19%	34%	28%	7%
J.	To pursue more retail development	3%	8%	28%	40%	21%
K.	The City should not be involved in economic development	27%	29%	28%	11%	5%

These responses indicate strong public support for City efforts to attract new employees to Arkansas City, and to help in their training.

The 2013 Survey also asked:

	Not Willing	Somewhat Willing	Very Willing
How willing would you be to pay increased taxes or fees for: Improved employment opportunities	29%	40%	32%

	Strongly Disagree	Disagree	Neutral	Agree	Strongly Agree
What is your level of agreement with: The City should encourage development within the City by offering incentives to redevelopment of properties.	5%	7%	30%	42%	16%

Survey Comments

Comment [JW2]: This is good information but I think we need a FlashVote survey to update these.

The 2013 survey invited citizens to offer any comment they had about the condition of the City or its future. Some of those comments are noted below and others appear at Appendix B.

- *We need more manufacturing. We need more jobs to keep our people working close to home. Probably have 65% of the people working out-of-town. If you want more taxes for your City, get some good jobs here. Keep your kids here where they can make a good living and your town will grow on its own.*
- *If the City is doing a good job maintaining services, economic development will happen.*
- *What we need is a greater opportunity for jobs that pay higher wages and full-time employment. Many people work two jobs just to make ends meet.*
- *By protecting our local retailers from competition from national retailers we have lost our position as a retail center to places like Ponca City and Derby. City and Chamber of Commerce need to work together. City officials could actively support Chamber efforts personally.*
- *When I saw fourth generations of people moving away from this community that is steeped in its old traditions and its pride from the past due to lack of jobs, lack of income, increasing stressors of more costs for less fulfillment you really have to wonder, how much longer a town of this size, with so little to offer the up and coming businesses or the children born and raised here will last. I know it is partially the signs of the times, however without attracting new blood that wants to stay here through aggressively seeking new quality job opportunities, I am very concerned for the livelihood of those of us that aren't being hired by the schools, or college or meat packing plant as these seem to be the "diamond" jobs in our fair city.*
- *We need to encourage new business with no taxation for 10 years. Provide water, garbage, etc. free of charge for large manufacturing.*
- *Our biggest challenge is creating and sustaining jobs that will give people a wage that they can live on -- more than minimum wage.*
- *Our city has a culture. Let's take pride in it. Where are our programs to support local businesses? Many small cities have strong "shop local" movements to support local, independent businesses, but I don't see anything here. Many of our historic businesses are dying out.*

4.6 ACCOMPLISHMENTS

Since the 2013 Plan, the City has been actively working to recruit new business and industry. The City has been able to work with Cowley First to build new relationships with businesses. In recent years, the City has seen major expansions at Creekstone Farms Premium Beef and a new 200,000 square foot KanPak warehouse both at the Goff Industrial Park. Creekstone Farms continues to expand as this plan is being developed.

4.7 GOALS & ACTIONS

Economic growth should not be a goal for its own sake, but should reflect the desires of the community as a whole, to better provide for the common good. For instance, population growth, coupled with more employment opportunities, will result in an expanded tax base. In addition, targeted growth can result in raised incomes, increasing the standard of living. Growth can also result in a more diversified economy, minimizing the negative effects of cyclical economic trends. It is important that a dedicated, stable source of funding exist for economic development purposes. Without funding for economic development initiatives, without the ability to actively recruit businesses to Arkansas City, and without the means to extend the infrastructure necessary to accommodate new business growth, the community is vulnerable to economic stagnation and decline.

Goals or actions are organized around priorities. Generally where specific actions build on a goal they will be listed immediately following the goal. Some goals may not have specific actions. Short term priority means it should be achieved within the next 5 years. Medium term priority means it should be achieved within 5-10 years. A long term priority means it should be achieved in 10 or more years.

Goal/Action	Priority		
	Short	Medium	Long
Maintain coordination among community partners to coordinate goals and establish a funding stream for Economic Development			
Apply or participate in at least 3 economic development grants.	X		
Work with Economic Development partners to secure funding and establish a local grant fund.	X		
Become a Main Street Community	X		
Work with Visit Ark City To promote tourism opportunities	X		

Attract new industries and businesses that complement our economy utilize our labor force			
Create an incubator program	X		
Bring in two new restaurants	X		
Goal/Action	Priority		
	Short	Medium	Long
Retain businesses and support their expansion			
Rehabilitate one historic building	X		
Develop/Utilize database of vacant commercial buildings	X		
Enhance the quality and availability of the local workforce to meet the employment needs of a variety of businesses			
Work with Cowley First and USD 470 to ensure the businesses are getting into schools	X		
Work with Cowley College to create and enhance vocational and technical training programs	X		
Conduct local job fairs to encourage high school graduates to remain in Arkansas City	X		

Comment [JW3]: I checked on this, there had been an incubator program in the past but it is no longer functioning.

Chapter Five: Parks, Recreation and Natural and Historical Resources

- 5.1 Introduction**
- 5.2 Vision**
- 5.3 Background**
- 5.4 Community Survey Responses and Comments**
- 5.5 Parks and Outdoor Spaces**
- 5.6 Recreational Activities**
- 5.7 Natural Resources**
- 5.8 Historical Resources**
- 5.9 Accomplishments**
- 5.10 Goals and Actions**

5.1 INTRODUCTION

Park areas and recreational programs serve the citizens of Arkansas City in multiple ways. For the individual, parks, open space and recreation programs provide the opportunity to improve physical and mental health, and the opportunity for relationships with others that enhance social well-being. Parks and recreation facilities and programs should be central to a community's pride in itself, serve citizens of all ages, give choice to citizens for leisure activities, enhance the environment, and promote tourism and economic development.

The City owns a number of parks providing open space and recreational opportunities. The parks have baseball and softball fields, soccer fields, tennis courts, basketball courts, and a variety of playground equipment. Walking, running, hiking and biking takes place over the trails and in the parks. Recreational programming is also available, particularly for youth sports, which is important for team activity, skill building, and confidence.

5.2 VISION

The City, working alongside the Recreation Commission, Cowley College and USD 470, will establish, preserve and manage public parks, open space and recreational facilities, and will provide a range of recreational and cultural opportunities to benefit and enrich the quality of life of current and future residents of all ages.

5.3 BACKGROUND

A. 2003 Plan Recommendations Relating to Parks, Recreation and Natural and Historic Resources

Comment [JW1]: This is getting dated, not sure what to put here. A Background section is valuable.

Key Findings for Parks & Natural Resources

- Arkansas City has approximately 320 acres of parks, or 30 acres per 1000 population. This compares favorably with national park standards. Much of the park acreage is in riverside open space areas.
- Development from a natural resources standpoint should occur in the Osage Prairies, including areas north of the City, east of the Walnut River, and south of the Arkansas River.
- Because of the difficulty of extending city services across the Arkansas River, the two most environmentally sound areas for urban expansion are the areas north and northwest of Arkansas City, and the areas between the Walnut River floodplain and C-4 school.
- Development should be avoided in the floodplains where there is insufficient levee protection. Levee system expansion beyond that now being constructed by the Corp of Engineers to enhance existing levees should be avoided for the protection of wetland and riparian areas that serve as wildlife habitats and natural flood absorbers.

Recommendations

- Develop and maintain a park and open space system to serve the needs of all the citizens of Arkansas City, in particular enhancing park and public places.
- Develop a long range plan for development of the Walnut River and Arkansas River Greenway around the City which would include development of a system of connecting hike/bike trails.
- Encourage the preservation of the Walnut River floodplain for agricultural or natural areas to enhance the character of the Highway 77 bypass.

5.4 SURVEY RESPONSES AND COMMENTS

Comment [JW2]: Still working on a survey option that is more current.

When asked for their input in 2013 in the community survey conducted for this comprehensive plan, citizens responded they are generally satisfied with the public park and recreation facilities and programs. The complete survey, and responses, are found at Appendix A.

A large majority of respondents were satisfied with the maintenance of (71%) and the number of (72%) city parks, walking and biking trails (64%), and with the

swimming pool (53%). They were somewhat less satisfied with the tennis courts, soccer fields, and softball fields, as shown below.

		Very Dissatisfied	Dissatisfied	Neutral	Satisfied	Very Satisfied	TOTAL RESPONSES
A.	Maintenance of City parks	2%	4%	23%	51%	20%	682
B.	The number of City parks	2%	3%	23%	51%	21%	685
C.	Walking and biking trails in the City	2%	6%	29%	39%	25%	704
D.	City swimming pool	3%	5%	40%	38%	15%	706
E.	Tennis courts	2%	3%	47%	33%	15%	706
F.	Number of soccer fields	2%	4%	58%	24%	11%	657
G.	Number of softball fields	2%	1%	48%	33%	16%	697
H.	Youth athletic programs	3%	5%	35%	40%	17%	700
I.	Adult athletic programs	3%	8%	50%	31%	9%	703
J.	Other recreation programs, such as classes & special events	4%	10%	40%	35%	12%	704
K.	Cultural programs	4%	11%	43%	31%	10%	646
L.	City community centers	3%	8%	43%	35%	11%	699
M.	Arkalalah Fall Festival	3%	5%	15%	41%	36%	719

Satisfaction with some of the recreational programs was less clear, though youth programs had a higher satisfaction rate at 57% satisfied or very satisfied, than adult at 40%, and 50% taking a neutral position. It is likely that many respondents who do not participate in or utilize those particular programs and facilities responded as "neutral".

When asked if they supported extension of the hike and bike trail on the west side of the City, 54% said that they do support that extension:

Hiking and Biking Trails. Would you support an extension of the hike and bike trail on the west side of the City, south of Chestnut, to improve safety for travel to the Cowley College Sports Complex?

Yes	54%
No	46%
TOTAL RESPONSES	658

As development of wetlands has been an issue of discussion in recent years, there were several questions in the 2013 survey posed about possible City action relating to wetlands. The responses to those survey questions are as follows:

Wetlands.

A. If it were likely to result in savings for taxpayers, would you support the City, in partnership with others, developing a wetland area near

the Arkansas River to provide wildlife habitat and destination point on the hike and bike trail?

Yes	76%
No	24%
TOTAL RESPONSES	672

B. Would you support such a wetland area becoming a City park?

Yes	65%
No	35%
TOTAL RESPONSES	654

C. Would you like to see the City's historic canal carry water supplied by a wetland?

Yes	62%
No	38%
TOTAL RESPONSES	654

Survey Comments

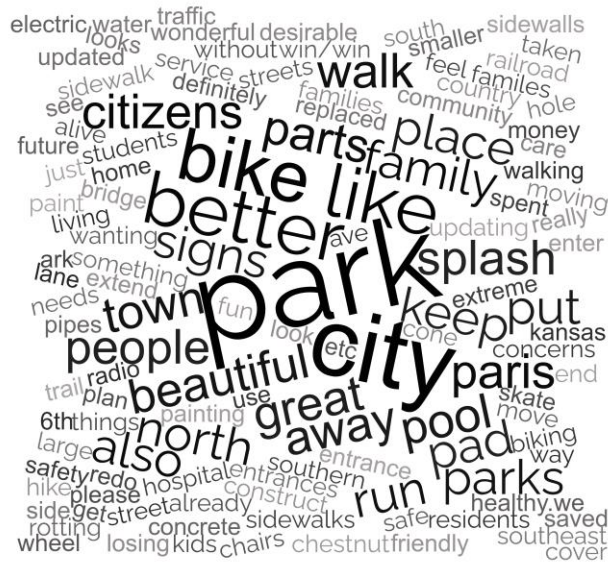
The 2013 community survey asked for citizen comments on the present condition of the City, and for concerns and hopes for the future. Many of those comments are set out in Appendix B. Some of the comments relating to parks and recreation are as follows:

- *We love Arkalalah, its local culture, people love it, and it brings the downtown to life. We need to work out how to bring that kind of life and energy to our city in smaller ways year round.*
- *I think that we have enough sports fields of any kind. They are an eye sore. We have more than enough trails. What a waste of money. There are miles of streets that people can walk.*
- *During these tough economic times it is important to have a very conservative approach. It is necessary to take care of city services, police, fire, water, streets, sanitation and similar necessary items. Parks, hike & bike trails, arts and other cultural expenditures should be cut back until times improve.*
- *City also needs to invest in social and human capital -- Big Brothers, Habitat, arts, historic preservation. A major recreational project, like a river walk, redevelopment of park at bridge on south end of town.*
- *The city has a huge perception problem. Ark City looks less favorable to visitors and residents alike due to the condition of some of the parks.*

Boarded up structures, play equipment in poor repair (the park north of the river on Lincoln Ave.), parks with almost nothing there (downtown), and continually dirty restrooms (almost all of them) are a big problem.

-
- A photograph showing a paved path leading towards a body of water. On the left side of the path, there is a sign that reads "No Pets". On the right side, there is a sign that reads "No Swimming". The path is bordered by grass and trees, and the sky is blue with some clouds.

At Arkalalah 2021, attendees were asked about areas of importance. Parks and recreation came up often. A word cloud shows common responses related to parks and recreation.



5.5 PARKS AND OUTDOOR SPACES



Some parks serve as neighborhood areas, some are destination locations or community parks due to their amenities, and then there are regional recreation areas that serve a region and its population. Arkansas City has a wide range of neighborhood parks and community parks. In addition, other public spaces exist, for recreation or team sports, that are owned or operated

by USD 470 and Cowley College. There are also nearby reservoirs. The City's breadth of parks is highlighted here, but a complete listing of parks is found later in this chapter along with a map.

The community is fortunate to have a large number of **neighborhood parks**. They include the downtown seating area at Ben Givens City Center Park at 0.2 acres and go up in size to Mills Park at 4.7 acres, located on Highland Drive. Many of the neighborhood parks have picnic areas, benches, playgrounds, backstops, basketball courts, and some have areas for football, horseshoe or tennis. Catalpa hosts the community vegetable garden. Water features are found at both river access areas as well as several local lakes, including Veteran's Lake, which also has a trail.



Paris Park, Arkansas City's central park complex, is almost 9 acres with three playground areas, an aquatic center, tennis courts, a baseball backstop, football fields, shelters and an adjacent skateboard park.

This park is home to an annual car show. In 2021, a Facility Evaluation Report was conducted by Lamp Rynearson which uncovered significant issues with the Paris Park Pool. The community will need to decide the past course of action to move forward on repairing the pool, replacing the pool or relocating it.

Wilson Park hosts many events in the community, including National Day of Prayer, Farmers Market and Art in the Park. The rotunda is an icon for Arkansas City and is over 100 years old. Two playgrounds, picnic areas, tennis courts and other facilities make Wilson an important park for the community, at about 4.7 acres. Serving as a gateway to the downtown is the locomotive that abuts Summit Street. It reflects the importance of railroads to Arkansas City's history, and also evokes memories of childhood play and adventure. The newest amenity to the park is a swing which can be utilized by those in wheelchairs.

The largest regional open space maintained by the City is the **Prairie Passage Recreation Area**, which is 165 acres. The natural trail system (not improved with rock or asphalt) is maintained by the Parks Division, and the ponds on the grounds and tree cover make it a very enjoyable way to spend an afternoon. Other regional parks include Cherokee Park and Walnut Park.

The **USD 470**

Sports Complex, approximately 33 acres in size, is adjacent to the Arkansas City High School, on North 15th Street. The complex has fields for baseball and



softball, including one that is used for college level play. Soccer is also played on the fields, both by the high school and the recreation program.

The City operates a nine-hole golf course located at 3202 N. Summit called **Spring Hill Golf Course**. The course was built in 1928 and is very challenging with a hilly terrain; one hole has a 70 foot elevation from tee to green. In addition, an eighteen-hole course is located at 8731 US Highway 166. That course is operated privately by Great Life Golf & Fitness as a private club with additional amenities including 24-hour/7 day a week fitness facilities, swimming pool and driving range.

Other community amenities include the skate park, ponds and lakes for fishing or camping, and several community building facilities. The Middle School track area is also used by the community a great deal for exercise outdoors. The Cleo Graves Hogan recreational building is located in Ranney Park and used for parties and other gatherings. The Agri-Business building at Paris Park is also frequently used for community meetings and events.

Trails, Pedestrian and Bicycle Paths

Trails provide healthy and recreational alternatives to vehicular transportation. Trails are often established in urban areas to connect major public services, parks and sporting areas, and schools. Arkansas City has developed several trails including the Poplar Walking Trail, Hike/Bike Trail and the Kneebler Pond Walking Trail. The Poplar Walking Trail, a 1¼ mile-long asphalt path, has a spectacular view of the native prairie area being developed within the boundary of the trail.



The Hike/Bike Trail was opened in 2011 and financed with Kansas Department of Transportation enhancement funding. The 2.5 mile trail begins adjacent to Paris Park, travels west along the Mill Canal, then south on the levee system for the Arkansas River, which is the southwestern edge of the community, and back east to the Charles Dow Sports Complex. The total Hike/Bike Trail is anticipated to be nearly seven miles when remaining lengths are constructed. Those lengths go northeast again, often along a levee, but this time the Walnut River levee, with termination at the Poplar Walking Trail area. An additional pedestrian and bicycle connection will be built in 2022 through the middle of the community, through a combination of sidewalks, bike lanes, and/or trail from Cowley College to its new sports complex in southern Arkansas City. This was the project that 2013 survey respondents indicated support for and could be the next addition to the trail system. The City is currently pursuing grants for an additional trail called the Central Trail that will run north from Paris Park Pool along 6th Street to the Northwest Community Center and eventually northward to Kansas Avenue and beyond. Lastly, for hiking and biking enthusiasts who enjoy a less improved amenity, the Prairie Passage Recreation Area is home to the Kneebler Pond Walking trail, five miles of natural surface in a wooded area with a large pond, on the eastern edge of the community.

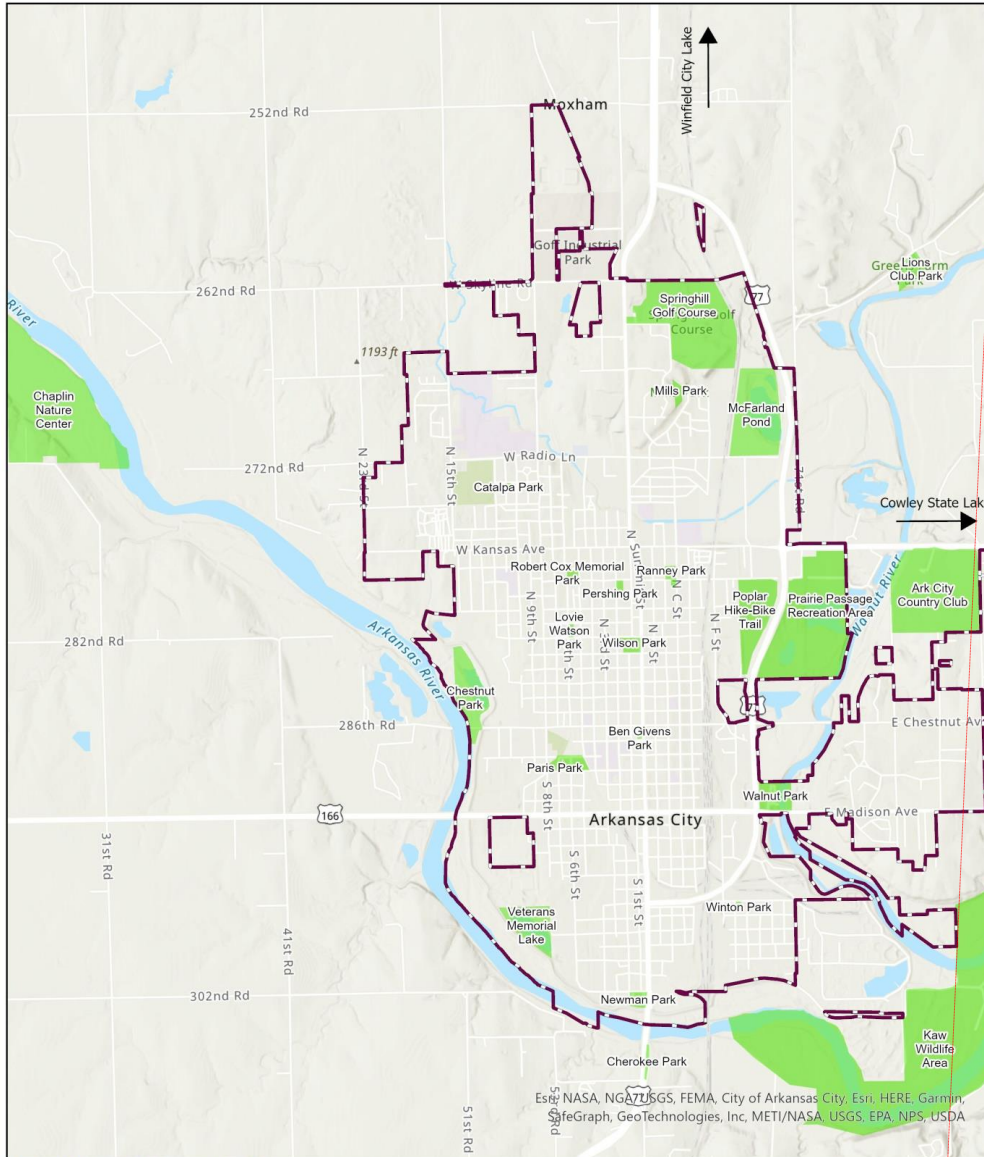
Future Needs

Some possible recreation improvements for the future include improvements to the Dow Recreational Complex with improvements to existing soccer fields. Another feature that could be considered is a dog park, an enclosed area for dogs and dog owners to train, exercise and socialize. The Baseball Complex at 15th Street & Radio Lane could use some improvements including the addition of ticket booths at the north and east entrances. The existing Recreation Center building is also in need of improvements. The building is out of date with ADA requirements and needs HVAC improvements. There also needs to be a discussion about the moving of the facility to better house its programs. A recent study of Paris Park Pool revealed a number of issues that will also need to be addressed in the near future to continue the use of the pool

Comment [JW3]: This section was updated based on the comments that Landon West presented at the June 2021 meeting.

As the community plans for the future, attention should continue to be given to ensure good connections to parks and recreation, social and education institutions as well as shopping and major employment areas. In addition, when building roads or bridges, non-motorized needs must be considered. Grants and loan programs should be used when possible to improve recreational facilities.

Parks



Comment [JW4]: New map, that was referenced in the previous plan but was not included.

Comment [JW5]: Chart has been updated

	Acreage	Shelter	Restrooms	Tables & Picnic	Playground	Basketball	Baseball / Softball	Disc Golf	Football/ Soccer	Tennis	Boat Ramp	Camping	Fishing
Neighborhood Parks													
Ben Givens City Center Park	0.2												
Catalpa Park	0.5			X									
Lovie Watson Park	1.3	X	X*	X	X	X							
Mills Park	4.7												
Pershing Park	1.7	X	X*	X	X	X	X						
Ranney Park	1	X		X	X	X	X						
Robert Cox Memorial Park	1.7	X		X				X					
Winton Park	0.9	X		X	X	X	X						
Community Parks													
Cherokee Park	3.1			X									
Paris Park	6	X	X	X	X					X			
Prairie Passage Recreation Area	165							X					X
Walnut Park	12.6		X	X	X						X	X	X
Wilson Park	4.7	X	X	X	X					X			
Other Community Recreation													
Skate Park (Paris Park)	0.2												
Paris Park Pool	2.9			X	X					X			
Veterans Memorial Lake	80	X	X	X							X		X
High School Sports Fields	33						X						
Middle School Sports Complex	18								X	X			
CCCC Softball Fields	2.2						X						
CCCC Track/Field/City Ballpark	28						X						
Newman Park (RV Sites)	5	X	X	X								X	
Spring Hill Golf Course	10												
Charlie Dow Sports Complex	4								X				
Cleo Graves Hogan - Rec Bldg (Ranney Park)		X	X										
Regional Parks													
Chaplin Nature Center	230		X										
Cowley County State Lake	198												
Kaw Wildlife Area	4,341												
Lions Park	10		X	X			X						
Winfield Lk/Timber Creek Reservoir	19,876	X	X	X	X							X	X
Walking Trails													
	Length												
Hike-Bike Trail	2.5 mi.												
Kneebler Pond Trail	5 mi.												X
Poplar Hike-Bike Trail	1 mi.												
Veterans Memorial Lake Trail	1 mi.	X	X	X									X

*Full restroom facilities are not available but a portable toilet is available on site.

5.6 RECREATIONAL ACTIVITIES

The city's recreational program, overseen by the Arkansas City Recreation Commission Board, serves residents of all ages and provides many types of activities. The Recreation Commission is a joint city/school entity, with two members appointed by the City, two by the School Board, and one at-large. The Recreation Center is located downtown at 225 E. 5th Avenue where it has its offices as well as a fitness center. The fitness center is a membership center and offers weight/strength building, cardiovascular equipment and sauna.

The Recreation Commission manages the Aquatic Center at the high school and the outdoor pool in Paris Park, providing lap swimming, water aerobics, recreational swimming and swim lessons.

Sports programs for local youth include baseball, softball, gymnastics, basketball, football, wrestling, soccer, tennis, swimming, volleyball, and golf. Other youth offerings include zumba, martial arts, cheerleading, fishing, dances and gaming.

Adult offerings include classes, activities and fitness. Included in these are bingo, weight loss and exercise, zumba, martial arts and horseshoes. Sports include softball, volleyball, golf and tennis.

Fitness equipment is also available at Cowley College to the public as a membership program at the Ben Cleveland Wellness Center. In addition, there are local private fitness centers, providing opportunities for aerobic and strength training. Private groups and individuals also provide dance, cheerleading, and club sports.

Water-related recreation opportunities within thirty minutes of Arkansas City include Winfield Lake, Cowley County State Lake, and Kaw Reservoir (Oklahoma). Among the activities available at these lakes and reservoirs are camping, fishing and boating.

Located east of Arkansas City is Camp Horizon, which is open to the public for camping, outdoor challenge course and mountain bike trails. Another favorite for leisure time is hunting which is also available in the area.

5.7 NATURAL RESOURCES

Kaw Wildlife Area is one of two areas near Arkansas City preserving wildlife habitats. It is owned by the U.S. Corp of Engineers and managed by the Kansas Department of Wildlife and Parks. The area is 4,341 acres of land and river, with about one quarter of it cultivated, and the balance in grasslands and riparian

timber. A portion of the cultivated area is left standing for wildlife food and cover. Some hunting is allowed.

The Chaplin Nature Center is the second wildlife area located several miles west of the City. It is owned by the Wichita Audubon Society. There are a number of hiking trails, stretching over five miles and providing multiple opportunities for exploration. There is a visitor center, with programs including a naturalist. This is a valuable means for exploring the bottomland timber and prairies, upland prairies, and the Arkansas River, allowing view of the many species of birds as well as the wide range of trees. The Center is an amenity to the local area as well as a tourist attraction for south central Kansas and north central Oklahoma.

Features that have long defined the community are the Arkansas and Walnut Rivers. They make possible activities that people enjoy, such as fishing, kayaking, boating, floating and hiking. However, they are also critical habitat for animal and plant life and essential to natural cleaning of stormwater and the air. Two wildlife habitat terms of note are wetlands and riparian areas, both found abundantly in the Arkansas City area. Riparian areas comprise the areas along the river banks and streams that feed them. Wetlands include marshes, ponds or other particularly moist areas that also are filled with animal and plant life.

The City's 2003 Comprehensive Plan covered in great detail natural habitats that should be protected. Those include the Arkansas River Corridor (essentially the floodplains associated with the river), the Walnut River Corridor (also floodplain), the Bolton Uplands (south of the confluence of the rivers), the Creswell Uplands (near C-4 school and land near Walnut River), and the Osage Prairies. The Prairie has the greatest potential for development that would have the least impact to the environment. A map showing these areas is included in this chapter as Map 1.

According to the 2004 USGS Lower Ark Model Report #5204, one key natural feature that serves Arkansas City is the Arkansas River Alluvial Aquifer, enabling a ready source of water resources, even in drought conditions. According to this report,

“Hydraulic properties of an aquifer provide important information in the evaluation of ground-water problems by giving an indication of well yield in a particular aquifer and by providing the necessary data for ground-water modeling. Hydraulic properties include estimates of hydraulic conductivity, transmissivity, storage coefficient, and specific yield. Under unconfined conditions, as is the case in the alluvial aquifer in the modeled area, the storage coefficient and the specific yield are virtually equal.”

In simple terms, the large alluvial aquifer provides a steady base flow of water to the stream. While this provides security to the community for its future water needs, it also means the community must do what it can to ensure no harm

occurs to the aquifer, a large area reaching north to Wichita, so water demands do not put too much strain on the aquifer. As the Wichita area has seen strong growth over the years, with greater demand on water resources, this will be an area of concern, particularly in low precipitation years.

Floodplains have been regulated by the City since the early 1980s, with the most recent version adopted in October 2010. Flood areas are important to maintain, not only for protection of life and property, but also for animal habitat. There will be more discussion on the floodplains in Chapter Six.

5.8 HISTORICAL RESOURCES

The following is borrowed from a 1983 National Register of Historic Places Nomination Form, describing the downtown area of Arkansas City:

The architectural expression of the buildings in the commercial area reflects the mood of the community at the time they were built. The district consists of five main commercial blocks along Summit Street and two and a half blocks of Fifth Avenue in the vicinity of Summit Street. The boundaries were chosen to include the main commercial core of Arkansas City with their limits defined by the location of key or particularly significant buildings. Generally, the boundaries follow the property lines of the buildings facing onto Summit Street and Fifth Avenue with the exception of the west side of the 100 block of North Summit which has been eliminated from the district since most of the structures there do not contribute to the district. At the south end of the district, the west side of the 400 block of South Summit, except for the Syndicate Block, a key building, has been eliminated from the district.

There are many historic buildings and areas in Arkansas City. The most well-known are the following:

Burford Theatre & Commercial Building, 110-118 S. Summit, In November 1919, J.B. Burford and his associates purchased Highland Hall, the town's first opera house that was built in 1883, as an initial step toward their plan to build a moving picture palace. They also purchased the Isabella Block building next door, to the south of Highland Hall. The Saddle Rock Café had operated in the Isabella Block at 118 S. Summit St. since at least the early 1900s. The buildings were razed in 1924 for construction of the new Burford Theatre. It opened in September of that year and the opening represented an investment of \$300,000. The two-story Burford Theatre, connected to the adjacent Burford Commercial Building, has a total frontage of 125 feet. The theater was built as a venue for vaudeville shows, local artistic productions and movie events. Ginger Rogers performed on the Burford stage as part of a vaudeville act in the mid- to late 1930s. The Arkalalah coronation was held at the theater in the 1930s, the early

years of the town's annual fall festival. Actress Janis Carter, who starred in the



movie "Santa Fe," visited the theater in 1951 for the staging of the movie's premiere. The theater underwent several changes to its interior through the years. It closed in 2004, and then-owner B&B Theatres donated the building to the Arkansas City Area Arts Council. The council led a 12-year, \$7.5 million effort to restore the theater to its original 1920s look. Community volunteers, professional construction workers and a New York-based restoration firm worked long hours to restore the theater, which reopened in 2016. The prairie-style structure with Neoclassical decorative elements is a three-bay buff building with wreath and garland.

Ireland Hall/Old Arkansas City High School is located at 300 W. Central and was constructed in 1890. It is three stories, a rectangular Richardsonian Romanesque structure with basement. It was constructed of white Silverdale limestone set in red mortar. Because the mortar was not waterproofed pink streaks appeared due to moisture and the stone absorbed the color, resulting over time in a pink color. Artistic features of lions' heads and dragons carved in stone, along with two massive chimneys and a clock tower, contribute to the spectacular appearance of this distinctive building. Ironically, clocks were never installed in the tower. The first high school class, with 194 students, started on September 7, 1892, although the building was not completely finished until 1893. It remained in use as the high school until 1922, when a new high school was opened. Arkansas City's sixth-graders used the school until 1941.

After the last students left, the old high school was used by the USO during World War II, as a teen town, and also by the Red Cross.

By 1949, time had taken its toll and the school board was considering selling the old school. But interested persons suggested the building should be made available for the local junior college. A new chapter in the life of this old building began when Cowley County Community College acquired it in 1971. In 1974, the building was added to the National Register of Historic Places and declared a state landmark.

After the college secured funding for a renovation of the lower portion of the building, which was completed by the summer of 1982, "The Red School House" returned to its original mission of education. The building was officially dedicated on December 12, 1982, and named after W.H. "Pat" Ireland, a strong community supporter who served on the college's Board of Trustees for nearly 10 years. Today, Ireland Hall is home to Cowley College's Criminal Justice, Cosmetology and Institute of Lifetime Learning programs.

Pilgrim Congregational Church/Vinlife Church is located at 101 N. 3rd Street. Construction of one of Arkansas City's most impressive historic buildings, the Pilgrim Congregational Church, began in 1891 and finished in 1893. It was completed just a few years after the old high school (now Ireland Hall), built in 1890. Both buildings are wonderful examples of Richardsonian Romanesque architecture, and both are built of cut Silverdale stone blocks with the Roman arches and towers typically found in this style.

The Congregational Church was one of Ark City's oldest churches. Several of Ark City's founding fathers, who originally came here from Emporia, were Congregationalists. Among them were A.A. Newman, Lyman Beecher Kellogg and Henry Brace Norton. (The latter two men were instrumental in securing and staffing the Kansas State Normal School in Emporia, now known as Emporia State University.)

The Congregational Church in Ark City had grown to 154 members by 1892. During the 1870s, its early members joined members of other denominations and met in several different locations in town. In 1887, the Reverend D.D. DeLong, a popular minister, was secured to unite the people and the church was incorporated. A building committee was formed in 1889.

Built of sandstone with limestone trim, the church features a bell tower 78 feet high. In 1949, it became home to the Nazarene Church and, in 2002, the Vinelife Family Church. It was added to the National Register of Historic Places in 2005.

HISTORIC STRUCTURES IN ARKANSAS CITY

The following is a list of prominent buildings with locations and date of construction. It is important to note that a number of buildings have been lost over the years including the Gladstone/Elmo Hotel and the Fifth Avenue Opera House. The loss of buildings is primarily due to neglect of the property owner but also due to fire. The City strives to inform property owners of the importance of maintenance and preservation of our historic resources. Additional information on many of these buildings can be found in the Arkansas City Downtown Historic District Walking Tour brochure.

Historic Name	Address	Year Built
Red Head Motor Co.	118-120 N Summit St	1912
Summit Barber Shop	112 N Summit St	1899
Osage Hotel	100 N Summit St	1920
Feagin/Thomas Drug	100 S Summit St	1920
Bryant Hardware	102 S Summit St	1920
Burford Theatre	116-118 S Summit St	1924
Home National Bank	126 S Summit St	1917
U.S. Post Office	120 E 5 th Ave	1915
Howard Building	200 S Summit St	1931

Beekman Building	202-204 S Summit St	1932
Zadie Building	206-210 S Summit St	1920
Ormiston Building	212-214 S Summit St	1932
Wright-Burton Hardware	218-220 S Summit St	1912
The KP Castle Block	226 S Summit St	1889
Creswell Building	300 S Summit St	1886
Sheridan Block	308-310 S Summit St	1895
Eagle Block	312-314 S Summit St	1886
Summit Block	316-322 S Summit St	1886
Newman's Department Store	400-402 S Summit St	1917
S.H Kress & Company	321-323 S Summit St	1910
Ford Auto Sales Building	317-319 S Summit St	1915
Oklahoma Tire and Auto	313-315 S Summit St	1922
Crescent/Beard Building	301-303 S Summit St	1905
American National Bank	227 S Summit St	1890
Kirkpatrick's Furniture	223-225 S Summit St	1900
The Parker Block	219-221 S Summit St	1893
Kuntz Clothiers	209 S Summit St	1884
White House Café	207 S Summit St	1884
Harris (Rexall) Drug	205 S Summit St	1895
C.R. Anthony Dry Goods	203 S Summit St	1920
Matlack Building	201 S Summit St	1880
Matlack Building Addition	109 W 5 th Ave	1887
Traveler Building	117-119 W 5 th Ave	1912
Cornish Photography Studio	125 W 5 th Ave	1924
I.O.O.F Hall	201-205 W 5 th Ave	1910
Carnegie Library	213-217 W 5 th Ave	1906
Arkansas City Office Building	112-116 W 5 th Ave	1928
First National Bank	127 S Summit St	1883
Conrad Block/Strand Theater	125 S Summit St	1895
Royal Café	117 S Summit St	1895
City Hall	118 W Central Ave	1919
Central Christian Church	206 W Central Ave	1921-1923
Old High School	300 W Central Ave	1890
Redeemer Lutheran Church	320 W Central Ave	1941
Pilgrim Congregational Church	101 N 3 rd St	1891-1983
First Church of Christ, Scientist	201 N A St	1915-1916
Trinity Episcopal Church	220-224 N A St	1922
5 th Ave United Presbyterian Church	122-124 S B St	1874
Sacred Heart Catholic Church	320-326 S B St	1919-1920
First Presbyterian Church	321 S 1 st St	1913-1915

5.9 ACCOMPLISHMENTS

A study of existing parks was conducted in 2017. Part of the purpose was to determine if the community would benefit from the closure of certain parks and other city owned properties. As a result, some changes were made to the parks system. Brock Park at 501 S 6th Street was closed and the horseshoe pits there were moved to Pershing Park. The property has since been sold to Habitat for Humanity to build houses on. Cox Park was also discussed but it was repurposed and adopted by the Walnut Valley Disc Golf Association who built a disc golf course on the site. The playground still exists there. Catalpa Park and Mills Park were also discussed but ultimately they were not changed due to deed restrictions and reverter clauses attached to them that would have made redevelopment as anything other than a park very difficult.

In 2015, the Wilson Park Master Plan was developed. It set out a plan to redevelop the park for the whole community. To date, the historic train was restored and construction on a new farm and art market pavilion and additional parking

In 2017, a Historic Preservation Fund grant was awarded to the City and with the grant a resurvey of the Downtown Historic District was conducted. Now each building in the district has more information attached to it and it is easier to understand why it is so important to preserve our historic buildings and resources. The survey will be used as a tool to carry out further goals related to historic preservation.

In 2020, the City was awarded another Historic Preservation Grant in which a walking tour was created. The brochure was created and released in 2021 in time for the City's 150th Anniversary Celebration in July. A web application is also a companion to this printed brochure.

In 2021, a Facility Evaluation Report for Paris Park Pool was also conducted. From that a committee was formed to discuss the future of the pool as well as any other potential recreational facility opportunities in the Paris Park area.

5.10 GOALS AND ACTIONS

Goals represent overall vision and desired outcomes. They describe the kind of community Arkansas City leaders hope to offer to citizens to meet their expectations and needs for active living. The following goals and associated actions provide the outline of recreational amenities, programs and the preservation of natural and historical resources.

Goals or actions are organized around priorities. Generally where specific actions build on a goal they will be listed immediately following the goal. Some goals may not have specific actions. Short term priority means it should be achieved within the next 5 years. Medium term priority means it should be achieved within 5-10 years. A long term priority means it should be achieved in 10 or more years.

Goal/Action	Priority		
	Short	Medium	Long
Make Improvements to Parks and Playgrounds to Meet the Needs of Persons of All Ages.			
Continue development of the Wilson Park Master Plan	X		
Develop and implement a Master Plan for Paris Park		X	
Develop a set of goals for each of the smaller neighborhood parks. Designate the Beautification and Tree Advisory Board to develop these plans and make a recommendation to the Planning Commission.		X	
Develop a dedicated funding stream for park maintenance and redevelopment.	X		
Protect and preserve the natural resources, particularly along the rivers, both for natural features and flood protection			
Develop McFarland Pond and access for public use		X	
Work with Visit Ark City to promote area natural resources	X		
Promote the maintenance and preservation of historical resources			
Individually list City Hall on the State and National Register of Historic Places or list as part of an expansion of the historic district.	X		
Expand the existing historic district to match the recommendations from the 2017 Resurvey of the Downtown Historic District	X		
List the historic churches as thematic nomination on the State and National Register of Historic Places as recommended by the 2017 survey.	X		
Create markers to be attached to significant buildings to tell passersby about the history of the building	X		
Encourage property owners to maintain their properties by assisting them in identifying and accessing public and private resources for historic preservation	X		
Encourage upper floor housing to preserve integrity of buildings using Rural Housing Incentive Districts, Tax Credits etc.	X		

