



City of Arkansas City

PLANNING COMMISSION MEETING AGENDA

Tuesday, July 13, 2021 at 5:30 PM – 400 W Madison Ave, Arkansas City, KS

You may also join the meeting from your computer, tablet or smartphone.

<https://global.gotomeeting.com/join/790687141>

You can also dial in using your phone.

United States: +1 (408) 650-3123

Access Code: 790-687-141

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, **June 8, 2021 meeting.**

Public Hearings

- [2.](#) **Hold a public hearing to consider the advisability of rezoning 1110 E Kansas Ave from a MU Mixed Use District to a C-3 General Commercial District**
Motion: To recommend the City Commission approve/disapprove the request to rezone 1110 E Kansas Avenue from a MU Mixed Use District to a C-3 General Commercial District.
- [3.](#) **Hold a public hearing to consider the advisability of rezoning 315 E Filmore Avenue from a “R-1” Low Density Residential District to a “P” Public Use District**
Motion: To recommend the City Commission approve/disapprove the request to rezone 315 E Filmore Avenue from a R-1, Low Density Residential District to a P, Public Use District.

Board of Zoning Appeals

- [4.](#) **Recess the Planning Commission and convene the Board of Zoning Appeals**
- [5.](#) **Elect a chair and vice-chair for 2021**
- [6.](#) **Hold a public hearing to consider the advisability of granting a variance for a sign to exceed the maximum allowed height by 4’ 6” and exceed the maximum size by 26 square feet at 1200 W Radio Lane.**

Motion: To approve/disapprove a variance to allow a sign to exceed the maximum allowed height by 4' 6" and exceed the maximum size by 26 square feet at 1200 W Radio Lane.

7. Adjourn the Board of Zoning Appeals Sine Die and reconvene the Planning Commission

Items for Discussion

8. Comprehensive Plan discussion on Parks and Recreation

Other Items

Adjournment



City of Arkansas City

PLANNING COMMISSION MEETING MINUTES

Tuesday, June 08, 2021 at 5:30 PM – 400 W Central Ave, Arkansas City, KS

Call to Order

Roll Call

PRESENT Chair Andy Paton, Mary Benton, Lloyd Colston, Cody Richardson, Joni Curl
 ABSENT Charles Jennings, Paisley Howerton, Ian Kuhn, Karla Gallegos

Staff present at roll call was Principal Planner Josh White, Public Information Officer Andrew Lawson and City Manager Randy Frazer. Building Official Mike Bellis joined the meeting during the Comprehensive Plan Discussion.

Also present at the meeting was City Commissioner Kanyon Gingher, ACRC Director Landon West, WSU Professor Kartikeya Saboo and citizens Sarah & Brandon Jellings, Harrison Taylor and Sandra Davis.

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.

Benton stated she was friends with the applicants on the vacation request but that wouldn't affect her ability to 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.

There were no comments from the public regarding items not on the agenda.

Consent Agenda

1. Meeting Minutes, **May 11, 2021 meeting.**
 Motion made by Benton, Seconded by Colston to approve the minutes as written.
 Voting Yea: Chair Paton, Benton Colston, Richardson, Curl

Public Hearings

2. **Hold a public hearing to consider the advisability of vacating Compass Point Drive within Replat of Compass Point Addition.**
 Jennings joined the meeting.
 Motion made by Richardson, Seconded by Curl to open the public hearing
 Voting Yea: Chair Paton, Benton, Jennings, Colston, Richardson, Curl
 White made a presentation on the vacation request. He pointed out the original proposal on the replat was that the streets would be private but due to an error on the plat, the streets were left public. This would correct that. The Technical Advisory Committee recommended approval subject an

access and utility easement being reserved. White said staff also recommended approval with the easements being reserved.

Motion made by Jennings, Seconded by Richardson to close the public hearing.

Voting Yea: Chair Paton, Benton, Jennings, Colston, Richardson, Curl

Motion made by Colston, Seconded by Jennings to recommend approval to the City Commission of a vacation request for Compass Point Drive within Replat of Compass Point Addition reserving an access and utility easement over the entire area to be vacated.

Voting Yea: Chair Paton, Benton, Jennings, Colston, Richardson, Curl

Items for Discussion

3. Comprehensive Plan discussion on Parks and Recreation

White introduced Landon West, Director of Arkansas City Recreation Commission to talk about ACRC's plans and goals for the near future. He spoke about the various facilities and the needs that they have. Commissioners and several members of the public asked West several questions and the discussion continued. After the discussion was over, White talked about natural resources including the rivers. White then talked about historic resources and explained the current status of the historic district, as well as a walking tour that the Historic Preservation Board is working on. Some brief discussion about the guidelines and requirements of the historic district also occurred. Paton asked Frazer about the pool study. Frazer said the study would be presented to the City Commission soon after which it would be open for public discussion. White said that could be discussed at the July meeting. Lawson also noted the Walking Tour project should be done by then and can also be discussed at the July meeting. The July meeting occurs during the week of the 150th Celebration so that works out really nicely. Lawson noted that we could look into coming Parks and Recreation together so that parks received funding from the entire school district. That takes a lot of work in the background but it is something staff has considered. Some more research will need to happen before that can progress.

Other Items

No other items were discussed.

Adjournment

Motion made by Jennings, Seconded by Curl.

Voting Yea: Chair Paton, Benton, Jennings, Colston, Richardson, Curl



Planning Commission Agenda Item

Meeting Date: 7/13/21
From: Josh White, Principal Planner
Item: KLANDS Venture LLC Rezone

Purpose: Hold a public hearing to consider the advisability of rezoning 1110 E Kansas Ave from a MU Mixed Use District to a C-3 General Commercial District

Background:

The subject property is located at 1110 E Kansas Ave. The surrounding area is comprised of commercial and agricultural uses. A greenhouse is west of the site. Agriculture is found to the north and east. A commercial area is to the south. The property consists of approximately 12 acres. The project will be to develop a travel center. The applicants are requesting a rezone from MU, Mixed Use District to a C-3, General Commercial District. The City is still the owner of the property currently but the proposal will be to split off approximately 12 acres and transferred to KLANDS Venture LLC. It is the recommendation of staff that the requested rezoning MU to C-3 be approved based on the following conclusions:

- The development appears compatible with the area.
- The property has remained underutilized for many years, agricultural use only.
- The site is adjacent to a major highway that can handle the truck traffic.
- The project should not adversely affect the neighboring properties.
- This project provides a travel center, a much needed resource in Arkansas City to handle the staging of trucks for Creekstone Farms.
- The public health, safety and general welfare should not be negatively impacted by this rezoning.

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 1110 E Kansas Avenue from a MU Mixed Use District to a C-3 General Commercial District.

Attachments:

Staff report, Area maps, Preliminary site plan



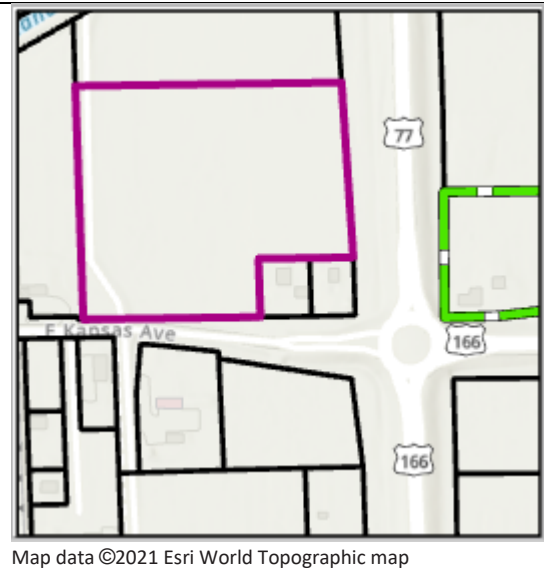
STAFF REPORT

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-2021-107 APPLICANT/PROPERTY OWNER: KLANDS Venture LLC/City of Arkansas City

PUBLIC HEARING DATE: July 13, 2021 PROPERTY ADDRESS/LOCATION: 1110 E Kansas Ave

BRIEF SUMMARY OF REQUEST
 The subject property is located at 1110 E Kansas Ave. The surrounding area is comprised of commercial and agricultural uses. A greenhouse is west of the site. Agriculture is found to the north and east. A commercial area is to the south. The property consists of approximately 12 acres. The project will be to develop a travel center. The applicants are requesting a rezone from MU, Mixed Use District to a C-3, General Commercial District. The City is still the owner of the property currently but the proposal will be to split off approximately 12 acres and transferred to KLANDS Venture LLC. Staff recommends approval of the rezone request.



EXISTING ZONING MU-Mixed Use District FP-O-Floodplain Management Overlay District	EXISTING LAND USE Undeveloped agricultural land	SURROUNDING ZONING & LAND USE North-MU; Agriculture East-A; Highway/Agriculture South-C-3, I-1; Commercial West-MU; Agriculture/Greenhouse	SITE IMPROVEMENTS none	SIZE OF PROPERTY 12 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 mixed use. The proposed use is commercial. Mixed use does allow for commercial but in a less intense form. It was unclear when the Plan was developed if this area would develop as residential or commercial. The flood plain status created further barriers to any kind of development. The site has been issued a Conditional Letter of Map Revision based on fill (CLOMR-F) from the Federal Emergency Management Agency (FEMA) that will allow its development in the floodplain. This will also help the goal from Chapter 4 to "Attract new industries that complement Arkansas City's economy and utilize its labor force." While this proposal will not be a major industry employer, it does support a major industry already present. Trucks going to Creekstone Farms have little parking as they await shipments. This development would provide a better area to stage those trucks which should streamline shipping in the area of Creekstone Farms and allow for additional expansion in their operations. This would also mean that Chapter 4's goal to "Retain existing businesses and support their expansion" would also be indirectly met.

PROPERTY HISTORY
 This property was originally annexed into the city in 2007 with what was then referred to as R-1, Residential, Single Family District as the default zoning. The property appears to have always been agricultural.

COMPATIBILITY with the ZONING ORDINANCE
 The surrounding area is comprised of agricultural and commercial 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.

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 agricultural and commercial 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 agricultural and commercial uses. A greenhouse is west of the site. Agriculture is found to the north. A commercial area is to the south. Commercial development in this area should not negatively affect the neighborhood.

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 Mixed Use Zoning District does not allow the proposed use. The area is primed for development at the junction of two federal highways. The area is largely commercial except for the house at the corner of the site which has been vacant for many years.

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 agricultural land. To the west is commercial. The zoning of these areas is Mixed Use. The 2013 Comprehensive Plan designated this area as mixed use because it was unknown how it would develop. To the south is commercial. The zoning to the south is C-3 and I-1. The uses are commercial. The area that is zoned I-1 was zoned that way due to outside storage of materials. The surrounding area is comprised of agricultural and commercial uses. To the east is US 77 and agricultural land. The zoning to the east is A which matches the use. There is a greenhouse to the west and south of the site are commercial businesses. The proposed use is heavy commercial which is compatible with the commercial uses and vacant agricultural land in the area. Kansas Avenue will likely need some upgrades as a result of the project but the roundabout should be able to handle the traffic. It is not anticipated that the travel center will increase traffic through the roundabout but it will likely increase this traffic on E Kansas Avenue adjacent to the site. The increase in traffic on Kansas Avenue should not adversely affect the adjacent land uses provided the upgrades to Kansas Avenue are made.

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 a travel center would be permitted under the C-3, High Density Residential District. The area to the south is commercial and agricultural and the proposed use should be compatible with these uses. There is a house in the vicinity but it has been abandoned.

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

The property is currently zoned for mixed use; the property is vacant. The proposed use is still a

commercial use as allowed in a mixed use district but is more intense than the mixed use district v allow. The 2013 Comprehensive Plan called for this area to be mixed use because it was unclear at the time whether this area would develop as commercial or residential.

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

The property has been vacant for many years, used as agricultural land.

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;

Adequate water facilities are available at the site. A sewer line will need to be extended to the site from just west of the railroad tracks. This sewer expansion is included in the development agreement with the City. The other utilities can be readily extended to the site or are already available. Public services should be able to serve this site without any issues due to its proximity to the highway.

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 within the City that is zoned C-3 but not enough collectively to develop a travel center nearby. The City is in need of a travel center to serve the trucks associated with Creekstone Farms. A travel center also needs to be adjacent to major highways.

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 mixed use. The proposed use is commercial. Mixed use does allow for commercial but in a less intense form. It was unclear when the Plan was developed if this area would develop as residential or commercial. The flood plain status created further barriers to any kind of development. The site has been issued a Conditional Letter of Map Revision based on fill (CLOMR-F) from the Federal Emergency Management Agency (FEMA) that will allow its development in the floodplain. This will also help the goal from Chapter 4 to "Attract new industries that complement Arkansas City's economy and utilize its labor force." While this proposal will not be a major industry employer, it does support a major industry already present. Trucks going to Creekstone Farms have little parking as they await shipments. This development would provide a better area to stage those trucks which should streamline shipping in the area of Creekstone Farms and allow for additional expansion in their operations. This would also mean that Chapter 4's goal to "Retain existing businesses and support their expansion" would also be indirectly met.

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 as this area has been designated for mixed use development and adequate public facilities will be part of the development.

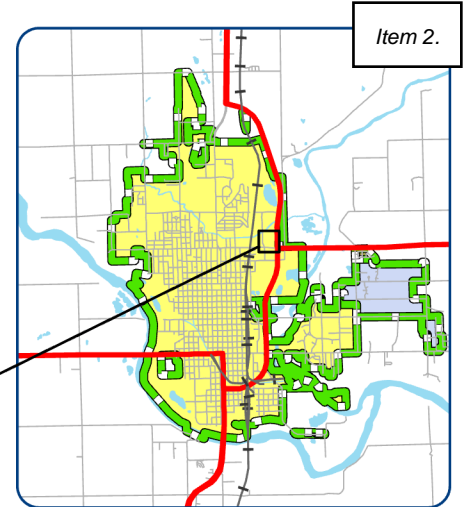
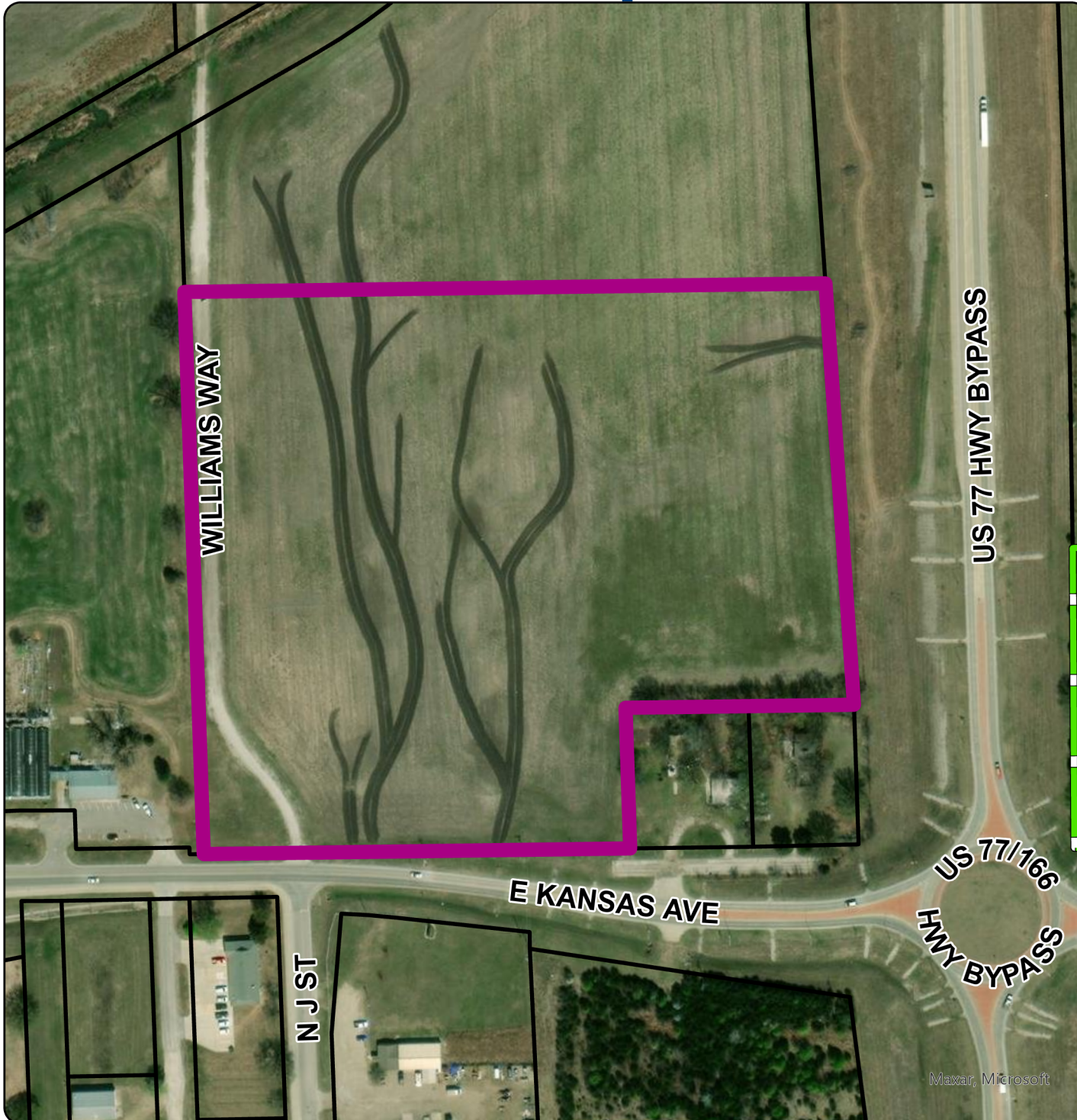
12. Such other factors as the Planning Commission may deem relevant from the facts and evidence presented in the application

13. The recommendations of professional staff;

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

- The development appears compatible with the area.
- The property has remained underutilized for many years, agricultural use only.
- The site is adjacent to a major highway that can handle the truck traffic.
- The project should not adversely affect the neighboring properties.
- This project provides a travel center, a much needed resource in Arkansas City to handle the staging of trucks for Creekstone Farms.
- The public health, safety and general welfare should not be negatively impacted by this rezoning.

Rezone Request



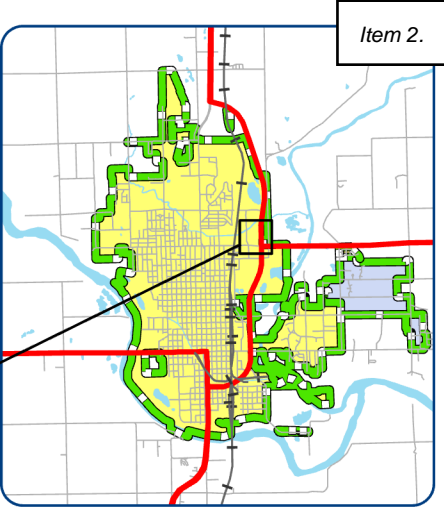
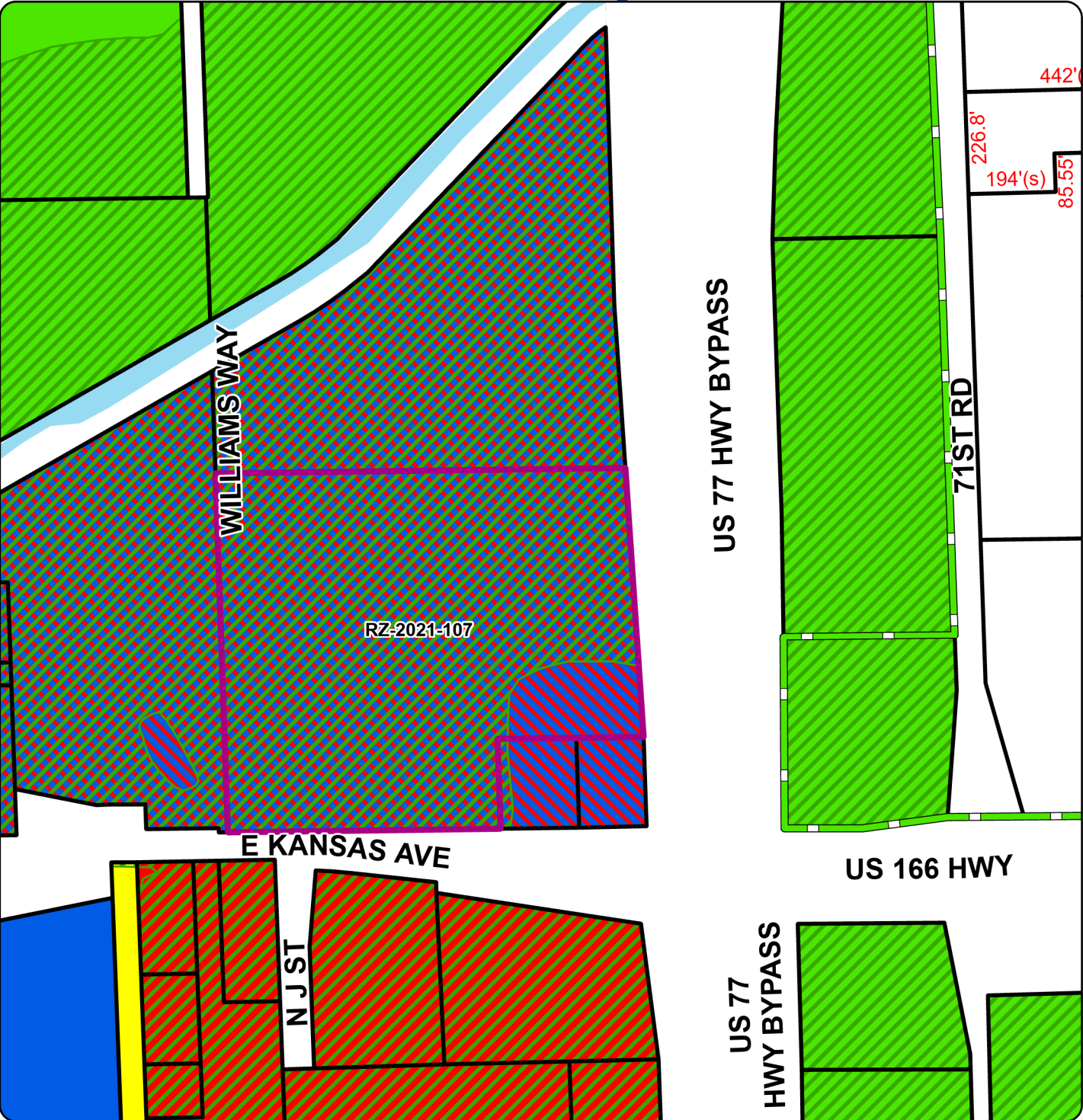
**Request to Rezone
1110 E Kansas Ave
from
MU-Mixed Use District
to
C-3 General Commercial District**

-  City Limits
-  Rezone
-  Property Lines

Produced by the
City of Arkansas City GIS
using the best available
data to date.
Created: June 03, 2021



Rezone Request



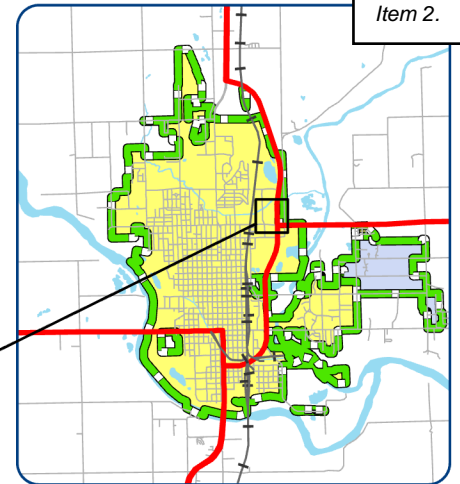
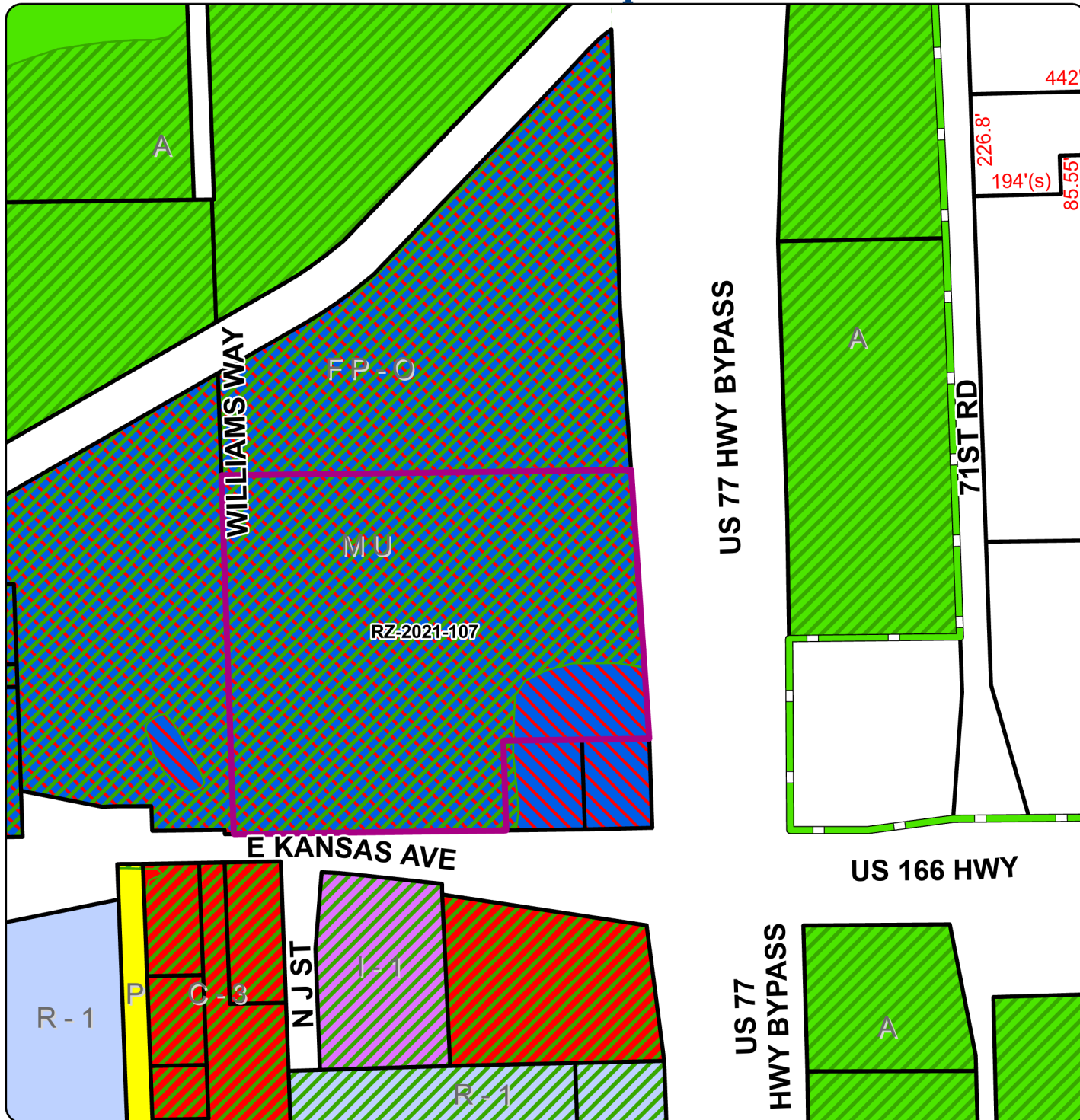
**Request to Rezone
1110 E Kansas Ave
from
MU-Mixed Use District
to
C-3 General Commercial District**

-  City Limits
-  Rezone
-  Property Lines
- Future Land Use**
-  Agriculture
-  Residential
-  Commercial
-  Mixed Use
-  Public
-  Floodplain

Produced by the
City of Arkansas City GIS
using the best available
data to date.
Created: June 11, 2021



Rezone Request



**Request to Rezone
1110 E Kansas Ave
from
MU-Mixed Use District
to
C-3 General Commercial District**

- City Limits
 - Rezone
 - Property Lines
- Zoning
- A, Agricultural District
 - R-1, Low Density Residential District
 - C-3, General Commercial District
 - I-1, Light Industrial District
 - P, Public Use District
 - MU, Mixed Use District
 - FP-O, Floodplain Management Overlay District

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using the best available
data to date.
Created: June 11, 2021

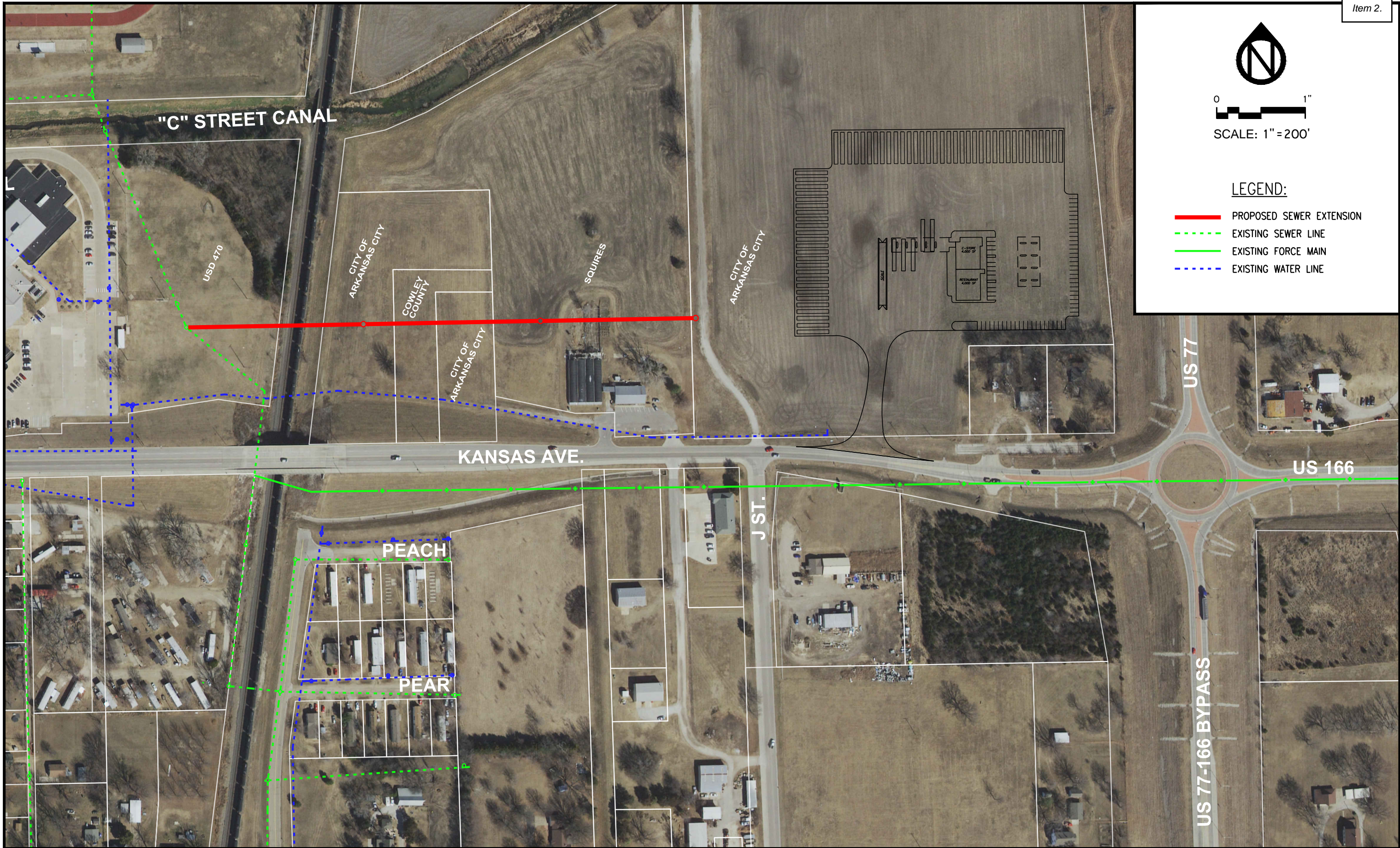




SCALE: 1" = 200'

LEGEND:

- PROPOSED SEWER EXTENSION
- - - EXISTING SEWER LINE
- EXISTING FORCE MAIN
- - - EXISTING WATER LINE



CITY OF ARKANSAS CITY
PROPOSED SANITARY SEWER EXTENSION
FOR ZABGO TRUCK STOP

SMITH + OAKES
 P.O. BOX 696 / 110 W BRYANT RD, ARKANSAS CITY, MO
 PHONE / 620-442-4756 / INFO@SMITHANDOAKS.COM

DATE: 5/25/2021 DRAWN BY: THR SHEET: 1 OF 1 PROJECT: 17-000



Planning Commission Agenda Item

Meeting Date: 7/13/21
From: Josh White, Principal Planner
Item: Cowley College Rezone

Purpose: Hold a public hearing to consider the advisability of rezoning 315 E Filmore Avenue from a “R-1” Low Density Residential District to a “P” Public Use District

Background:

The subject property is located at 315 E Filmore Avenue. The surrounding area is comprised of residential and public uses. Single family homes are north, south and east of the site. A ballpark is found to the west. The property is 128.27' X 131.95' The project will be to develop a bus barn for the college. The applicants are requesting a rezone from R-1, Low Density Residential District to a P, Public Use District. The College is a public entity and this project will be a public use. It is the recommendation of staff that the requested rezoning R-1 to P be approved based on the following conclusions:

- The development appears compatible with the area.
- The property has remained underutilized as zoned since 1994.
- The site has been under public ownership since 2012.
- The project should not adversely affect the neighboring properties.
- The public health, safety and general welfare should not be negatively impacted by this rezoning.

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 315 E Filmore Avenue from a R-1 Low Density Residential District to a P Public Use District.

Attachments:

Staff report, Area maps, Preliminary site plan



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-2021-108

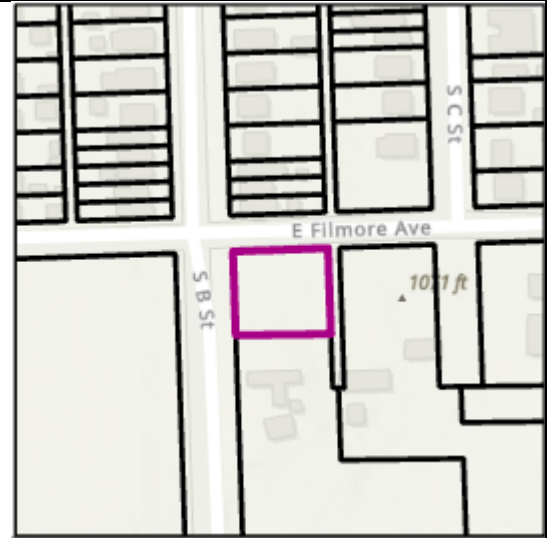
APPLICANT/PROPERTY OWNER
 Cowley College

PUBLIC HEARING DATE
 July 13, 2021

PROPERTY ADDRESS/LOCATION
 315 E Filmore Ave

BRIEF SUMMARY OF REQUEST

The subject property is located at 315 E Filmore Avenue. The surrounding area is comprised of residential and public uses. Single family homes are north, south and east of the site. A ballpark is found to the west. The property is 128.27' X 131.95'. The project will be to develop a bus barn for the college. The applicants are requesting a rezone from R-1, Low Density Residential District to a P, Public Use District. The College is a public entity and this project will be a public use. Staff recommends approval of the rezone request.



Map data ©2021 Esri World Topographic map

<p>EXISTING ZONING R-1, Low Density Residential District</p>	<p>EXISTING LAND USE Vacant lot</p>	<p>SURROUNDING ZONING & LAND USE North-R-2; Residential East-R-1; Residential/Vacant SouthR-1; Residential West-P; Public</p>	<p>SITE IMPROVEMENTS none</p>	<p>SIZE OF PROPERTY 128.27' X 131.95' 0.36 acres</p>
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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. The proposed use is public. The proposed use is conditional in the residential districts. The Comprehensive Plan doesn't have a goal that focuses on this specific type of project other than to support the College as an economic development tool due to their workforce training.

PROPERTY HISTORY
 The property originally had a single family dwelling on it. The structure was declared dangerous and was demolished by the City in 1994. The property has been vacant ever since. The College purchased the property in 2012 for expansion purposes.

COMPATIBILITY with the ZONING ORDINANCE

The surrounding area is comprised of residential and public uses. The "P" Public Use District is intended for application to sites in public ownership and used for major public facilities. The change in classification would be consistent with the intent and purpose of these regulations.

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 residential and public uses. The "P" Public Use District is intended for application to sites in public ownership and used for major public facilities. 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 and public uses. Single family homes are north, south and east of the site. A ballpark is to the west. Expansion of an existing public use in the neighborhood should not negatively affect the neighborhood.

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 R-1 Zoning District does not allow the proposed use and does not allow for the setbacks that the project would need. The college has been expanding its presence in this area for a number of years.

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. The area is zoned R-2 which matches the use. To the east and south is residential. The zoning of these areas is R-1 which matches the use. To the west is a public ballpark which is zoned P. The surrounding area is comprised of residential and public uses. The proposed use is a bus barn which is compatible with the public use to the west and can be made compatible with the residential areas as well. There should be little effect on traffic as a result of this project.

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 a publicly owned bus barn would be permitted under the P, Public Use District. Other permitted uses within this district must be owned by a public entity. The more intense permitted uses in this district would require much larger lots than what is provided here.

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 a public use that is not allowed typically in a residential district without a conditional use permit. A conditional use permit was considered but discarded because it would not solve the issue of the setbacks and it is also a publicly owned property.

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

The property has been vacant since 1994. The college purchased this property in 2012 with hopes of

expanding their campus there.

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;

Adequate water facilities are available at the site. A sewer line will need to be extended to the site. The nearest one is on the north side of Filmore Avenue. The other utilities can be readily extended to the site or are already available. Public services should be able to serve this site without any issues.

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 within the City that is zoned P but, the College has determined this to be the best location within properties that they own. It is also adjacent to many of the athletic venues that would utilize the buses.

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. The proposed use is public. The proposed use is conditional in the residential districts. The Comprehensive Plan doesn't have a goal that focuses on this specific type of project other than to support the College as an economic development tool due to their workforce training.

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 as this area already has a public use nearby.

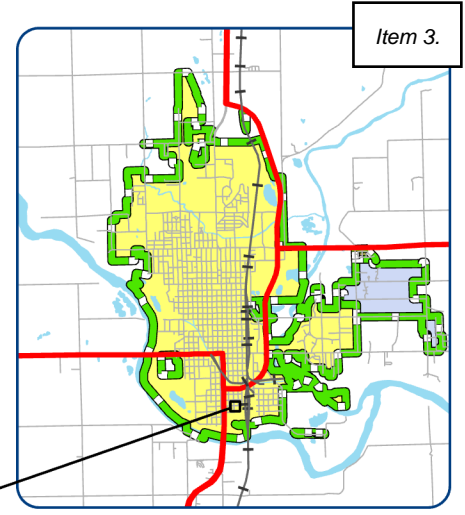
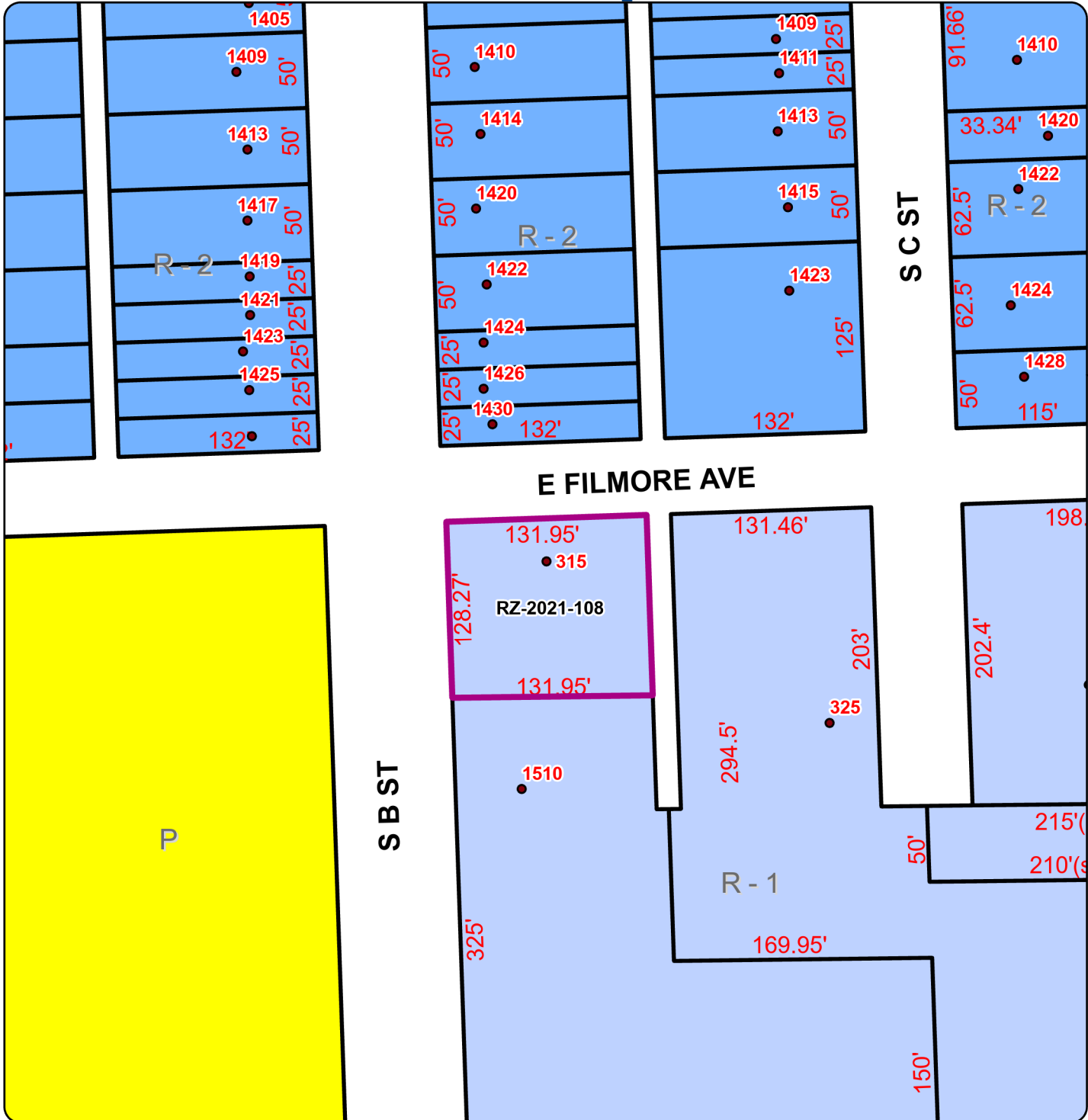
12. Such other factors as the Planning Commission may deem relevant from the facts and evidence presented in the application

13. The recommendations of professional staff;

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

- The development appears compatible with the area.
- The property has remained underutilized as zoned since 1994.
- The site has been under public ownership since 2012.
- The project should not adversely affect the neighboring properties.
- The public health, safety and general welfare should not be negatively impacted by this rezoning.

Rezone Request

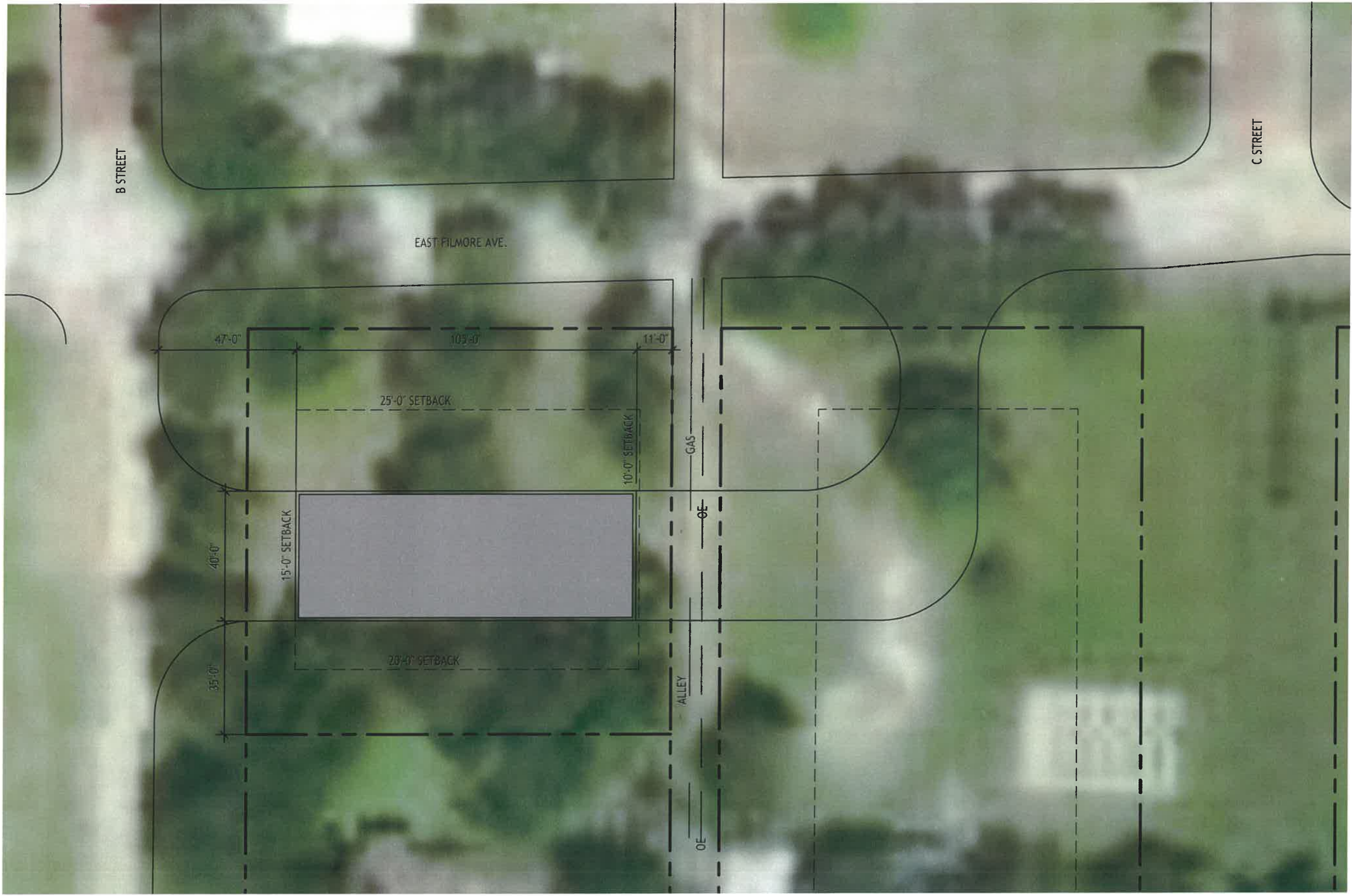


Request to Rezone
315 E Filmore Ave
 from
R-1 Low Density Residential District
 to
P Public Use District

- City Limits
 - Rezone
 - Property Lines
- Zoning
- R-1, Low Density Residential District
 - R-2, Medium Density Residential District
 - P, Public Use District

Produced by the
 City of Arkansas City GIS
 using the best available
 data to date.
 Created: June 14, 2021







Planning Commission Agenda Item

Meeting Date: 7/13/21
From: Josh White, Principal Planner
Item: Recess Planning Commission and convene the BZA

Purpose: Recess the Planning Commission and convene the Board of Zoning Appeals

Background:

At this time it is necessary to recess the Planning Commission and convene the Board of Zoning Appeals. Growth Area members should excuse themselves.

Action:

Make a motion to recess the Planning Commission and convene the Board of Zoning Appeals



Board of Zoning Appeals Agenda Item

Meeting Date: 7/13/21
From: Josh White, Principal Planner
Item: Elect Chair and Vice-Chair

Purpose: Elect a chair and vice-chair for 2021

Background:

In accordance with the bylaws, a new chair and vice-chair should be elected at the first meeting of each year. Charles Jennings is the current chair with Andy Paton serving as vice-chair. Staff recommends reappointing both of them for 2021.

Action:

Make a motion to appoint a chair and vice-chair for 2021.



Board of Zoning Appeals Agenda Item

Meeting Date: 7/13/21
From: Josh White, Principal Planner
Item: Arkansas City High School sign variance

Purpose: Hold a public hearing to consider the advisability of granting a variance for a sign to exceed the maximum allowed height by 4' 6" and exceed the maximum size by 26 square feet at 1200 W Radio Lane.

Motion: To approve/disapprove a variance to allow a sign to exceed the maximum allowed height by 4' 6" and exceed the maximum size by 26 square feet at 1200 W Radio Lane.

Background:

Jeff Sherrard of Alloy Architecture has requested a variance to the sign regulations. The subject property is located at 1200 W Radio Lane. The property is currently developed as Arkansas City High School. The area surrounding the property is residential and commercial (mixed use). Residential surround the property. There are two churches to the south and southwest and a dental office to the south as well. The applicants are planning an upgrade to the sign including a digital message board. Regulations allow for a 10' pole sign with an area of no more than 50 square feet. The proposal is for a sign with a height of 14' 6" and an area of 76 square feet. The property is approximately 86 acres. It is the recommendation of staff that a sign variance to exceed the maximum height by 4 feet 6 inches feet and exceed the maximum area by 26 square feet approved based on the following factors:

- The proposed signage will not adversely affect the neighborhood
- The distance from the sign to the nearest house is approximately 250 feet away from the sign.
- The signage will not interfere or be confused with traffic signals or road signs and lights.
- The variance is not opposed to the general spirit and intent of the zoning regulations and Comprehensive Plan objectives.

Action:

Hold a public hearing. After the public hearing is closed, make a motion to approve/disapprove a variance to allow a sign to exceed the maximum allowed height by 4' 6" and exceed the maximum size by 26 square feet at 1200 W Radio Lane.

Attachments:

Staff report, area map, site plan, photos, proposed sign design sheets



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
BZA-2021-208

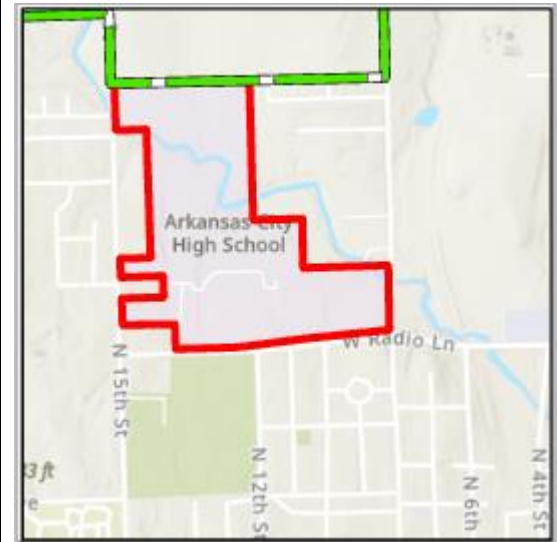
APPLICANT/PROPERTY OWNER
Jeff Sherrard-Alloy Architecture/USD 470

PUBLIC HEARING DATE
July 13, 2021

PROPERTY ADDRESS/LOCATION
1200 W Radio Ln

BRIEF SUMMARY OF REQUEST

Jeff Sherrard of Alloy Architecture has requested a variance to the sign regulations. The subject property is located at 1200 W Radio Lane. The property is currently developed as Arkansas City High School. The area surrounding the property is residential and commercial (mixed use). Residential surround the property. There are two churches to the south and southwest and a dental office to the south as well. The applicants are planning an upgrade to the sign including a digital message board. Regulations allow for a 10' pole sign with an area of no more than 50 square feet. The proposal is for a sign with a height of 14' 6" and an area of 76 square feet. The property is approximately 86 acres. Staff recommends approval of both variances.



Map data ©2021 Esri World Topographic map

EXISTING ZONING P-Public Use District	EXISTING LAND USE High School	SURROUNDING ZONING North-R-1, County South-R-2, P West-R-1 East-R-1, R-2	SITE IMPROVEMENTS School and related facilities	SIZE OF PROPERTY 125'X190' 0.55 acres
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STAFF RECOMMENDATION

APPROVE

APPROVE WITH CONDITIONS

DENY

DOES STRICT ADHERANCE TO THE REGULATIONS REPRESENT AN UNNECESSARY HARSHIP ON THE APPLICANT?

The site presents a difficulty in finding a proper location for the sign partly due to the curve in Summit Street in this area. The current proposal seems to be the best of both worlds in that it attempts to come closer to the requirements while also maintaining visibility.

PROPERTY HISTORY

The subject property was developed as the high school back in the 1980s. There have been a number of expansions to the complex including the football stadium and tennis courts around 2008-2010.

RELIEF SOUGHT:

- A variance to exceed the maximum height for a pole sign by 4 feet 6 inches. Total height: 14' 6"
- A variance to exceed the maximum area of the sign by 26 square feet. Total area: 76 square feet

Findings

In order to consider a request for a variance, the Board of Zoning Appeals must make written findings of facts that the following conditions apply to the property in question.

1. Is the proposed sign variance a design, location or size which adversely impacts the neighborhood?

Applicant: The nearest house is approximately 250' away and is on the property of the First Church of the Nazarene. The closest private residence is more than 300' away from the proposed sign.

Staff: The sign is a significant distance from any residences and most likely will not have an adverse impact on them.

2. Will the granting of the sign variance adversely affect the rights of adjacent property owners?

Applicant: The variance would not affect adjacent property owners.

Staff: Staff agrees with this assessment. Although the flashing of the digital sign should likely be regulated as being turned off between the hours of 10pm and 6am because it is within 200 feet of a residentially zoned district per Zoning Regulations.

3. Will the strict application of the provisions of the zoning regulations of which the variance is requested constitute unnecessary hardship upon the property owner represented in the application?

Applicant: Because of the size of the site and building as well as the speed of traffic on Radio Lane, the required sign size and height would be more difficult without slowing traffic.

Staff: Staff mostly agrees with this assessment. The regulations do not take into account the size of the property and the traffic. They mostly protect adjacent property owners. A smaller digital sign can be more difficult to read and potentially cause traffic to slow.

4. Will the granting of the sign variance interfere with or be confused with any traffic signal, sign or light?

Applicant: There are no traffic signals near the proposed sign.

Staff: Staff agrees with this assessment. Although, they should be careful when the school zones are active which are technically traffic signals.

5. Will the granting of the sign variance be contrary to the general spirit and intent of the zoning regulations and Comprehensive Plan objectives?

Applicant: Because of the size of the facility it has traffic similar to a C-2 or C-3 zone and should then have a similar size sign.

Staff: While it is true that the traffic generated by the high school is similar to that of a commercial business, the regulations are written to protect the residential areas adjacent to the site. That being said, due to the distance from adjacent homes, staff believes granting the variance will not be contrary to the general spirit and intent of the zoning regulations and Comprehensive Plan objectives.

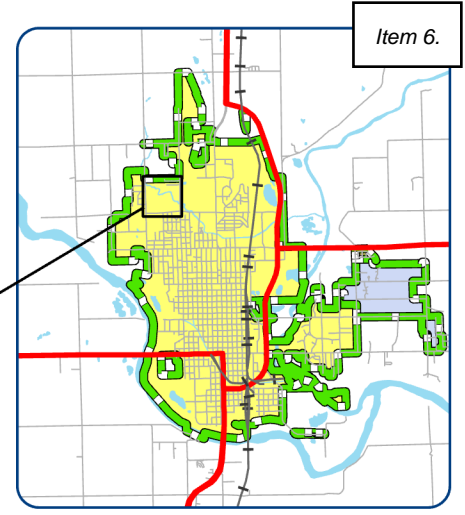
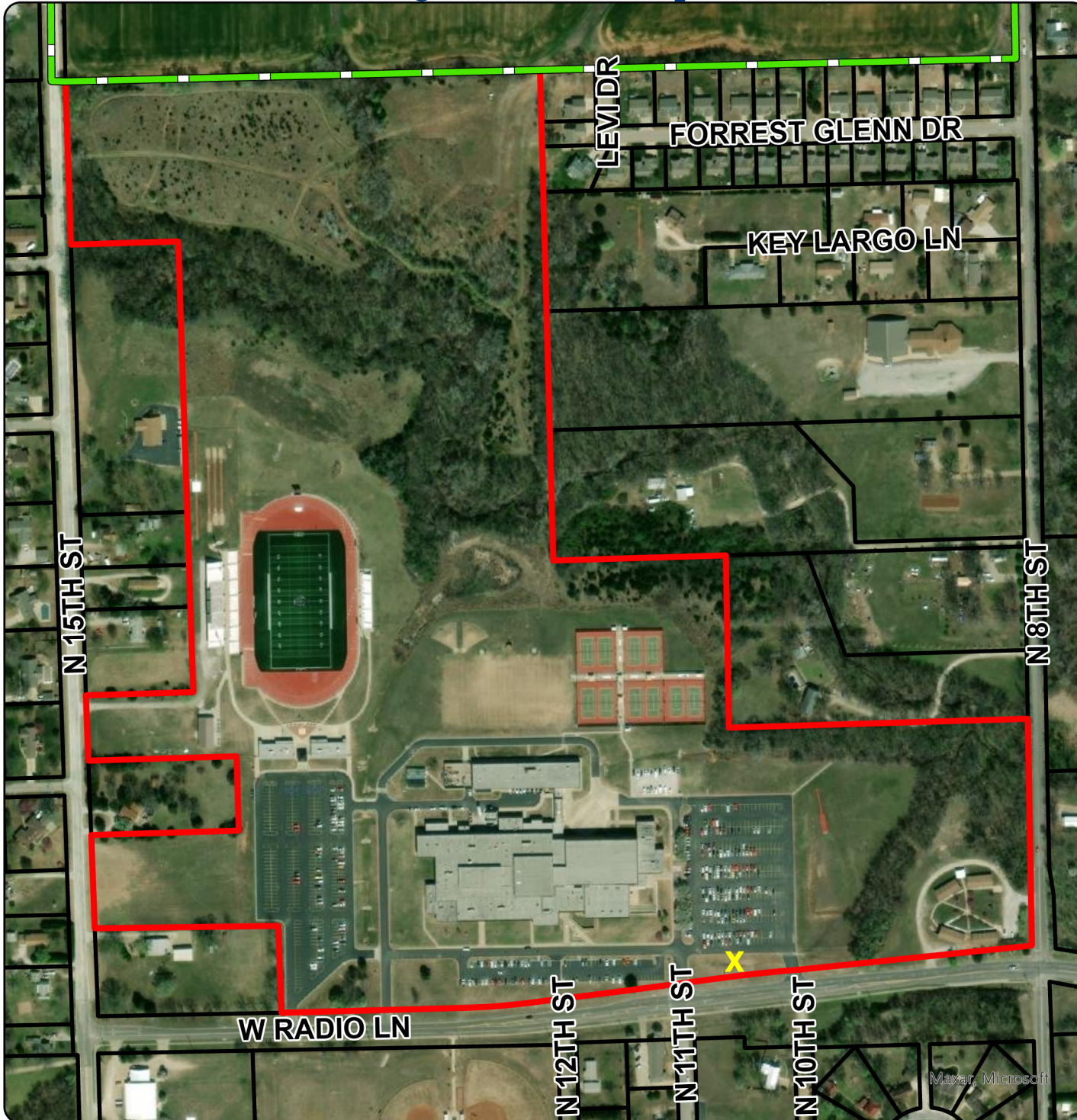
6. The recommendations of professional staff;

It is the recommendation of staff that a sign variance to exceed the maximum height by 4 feet 6 inches feet and


exceed the maximum area by 26 square feet approved based on the following factors:

- The proposed signage will not adversely affect the neighborhood
- The distance from the sign to the nearest house is approximately 250 feet away from the sign.
- The signage will not interfere or be confused with traffic signals or road signs and lights.
- The variance is not opposed to the general spirit and intent of the zoning regulations and Comprehensive Plan objectives.

Sign Variance Request



Request for a sign variance
1200 W Radio Ln
Requested Height: 14' 6"
Allowable Height: 10'
Requested Size: 76 sq feet
Allowable Size: 50 sq feet

-  City Limits
-  BZA-Variance
-  Property Lines
-  Approximate Location of Sign

Produced by the
City of Arkansas City GIS
using the best available
data to date.
Created: June 15, 2021





RADIO LANE LOOKING EAST



RADIO LANE LOOKING WEST



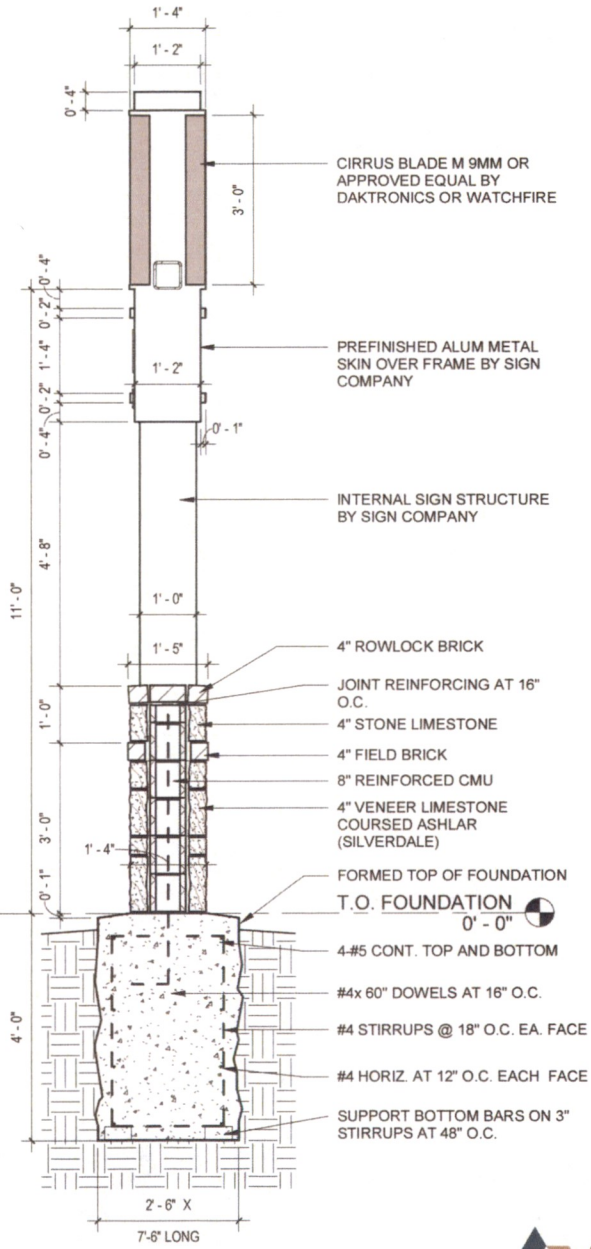


SITE PLAN

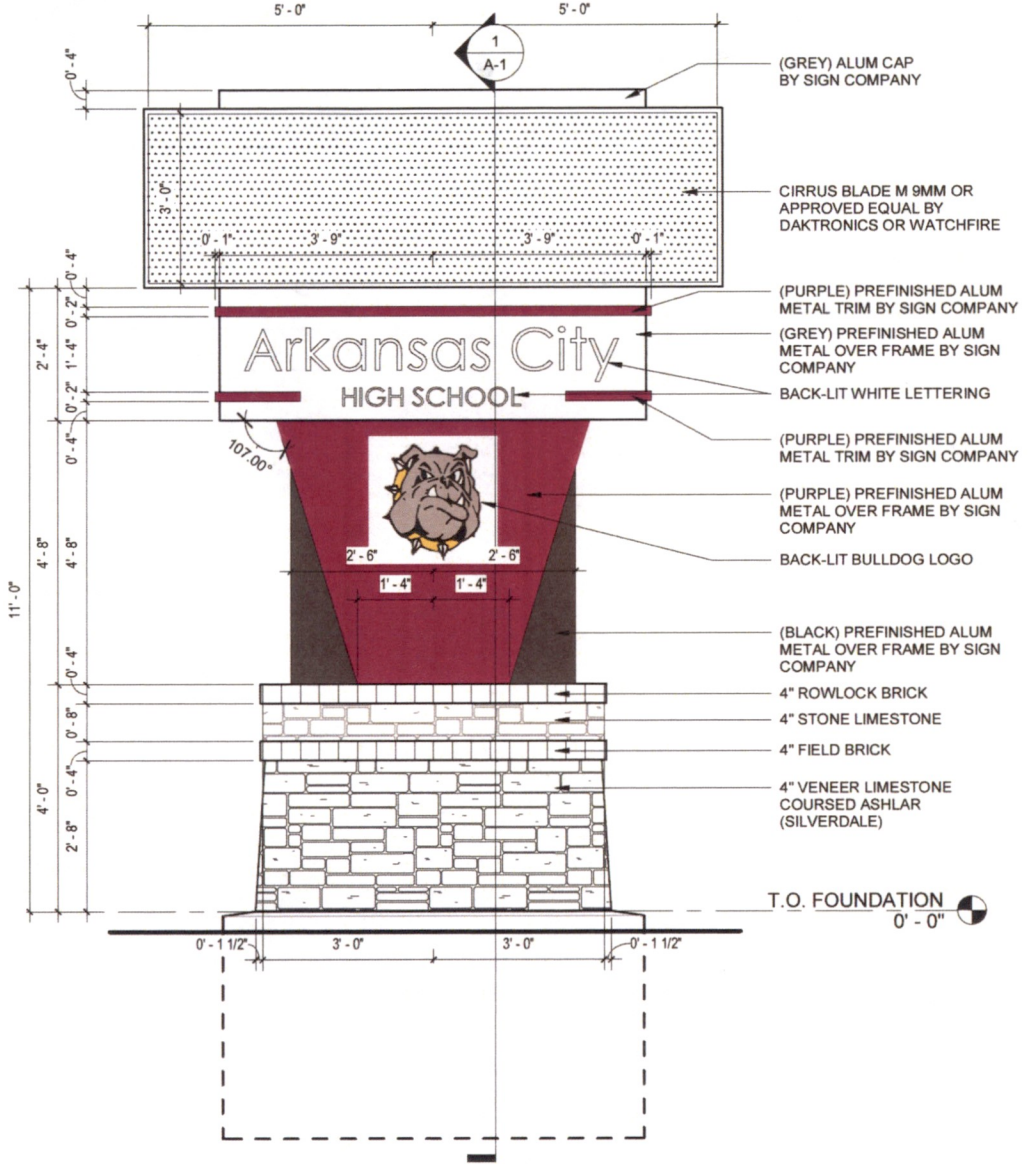


PROPOSED SIGN





1 SIGN SECTION
1/2" = 1'-0"



HS SIGN ELEVATION
1/2" = 1'-0" DOUBLE SIDED





Board of Zoning Appeals Agenda Item

Meeting Date: 7/13/21
From: Josh White, Principal Planner
Item: Adjourn the BZA and reconvene the Planning Commission

Purpose: Adjourn the Board of Zoning Appeals Sine Die and reconvene the Planning Commission

Background:

At this time it is necessary to adjourn the Board of Zoning Appeals Sine Die and reconvene the Planning Commission

Action:

Make a motion to adjourn the Board of Zoning Appeals Sine Die and reconvene the Planning Commission. Growth area members may return.



Planning Commission Agenda Item

Meeting Date: 7/13/21
From: Josh White, Principal Planner
Item: Comprehensive Plan-Parks and Recreation

Purpose: Comprehensive Plan discussion on Parks and Recreation

Background:

At last month's meeting, the programs of the Recreation Commission were discussed. In May, parks were discussed. This month, a recently released pool study is available for discussion. Planning Commissioners should also discuss potential goals with measurable action items.

Action:

Hold the discussion, no formal action will be required

Attachments:

Chapter 5 2013 Comprehensive Plan, Paris Park Pool Facility Evaluation Report

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 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

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

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.

- *We do appreciate the walking trail. The city does a good job maintaining it and we enjoy it greatly!*
- *Enjoy walking at Veterans Lake walking path. Good asset.*
- *Suggest city have an arborist to help maintain the health and beauty of the trees in this town. Nice to have racquetball courts for adults in this community.*



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 490 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 Map 5-1.

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 (second largest in the State of Kansas), tennis courts, a baseball backstop, football fields, shelters and



an adjacent skateboard park. This park is home to an annual car show.

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 (pink palace) 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, will have a spectacular view of the native prairie area being developed within the boundary of the trail. The concept was the creation of the City's Beautification and Tree Advisory Board with installation scheduled for 2013.



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 in a former railroad corridor, then south on the levee system for the Arkansas River, which is the southwestern edge of the community, and back east to U.S. Highway 77. 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 possible pedestrian and bicycle connection would be 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. 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 tennis courts and additional soccer fields. In addition, the community does not have a disc golf course, an activity especially popular among eighteen to mid-twenty year olds. Another feature that could be considered is a dog park, an enclosed area for dogs and dog owners to train, exercise and socialize. Lastly, increasing playground amenities, or a dedicated area in a central park, for toddler play is desired.

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.

	Acreage	Shelter	Restrooms	Tables & Picnic	Playground	Basketball	Baseball	Softball	Football	Tennis	Pool	Boat Ramp	Camping	Fishing
Neighborhood Parks														
Ben Givens City Center Park	0.2													
Brock Park	0.8	X		X										
Carver Park	5.0						X		X					
Catalpa Park	0.5			X	X									
Lovie Watson Park	1.3	X		X	X	X								
Mills Park	4.7													
Pershing Park	1.7	X		X	X	X	X							
Ranney Park	1.0			X	X	X	X							
Robert Cox Memorial Park	1.7			X	X									
Winton Park	0.9	X		X	X	X	X			X				
Community Parks														
Cherokee Park	3.1			X										
Paris Park	6.0	X			X(3)						X			
Prairie Passage Recreation Area	165.0													
Walnut Park	12.6		X	X	X							X	X	X
Wilson Park	4.7	X	X	X	X					X				
Other Community Recreation														
Skate Park	0.2													
Paris Park Pool	2.9			X	X					X				
Veterans Memorial Lake	80.0	X										X		
High School Sports Fields	33.0						X	X						
Middle School Sports Complex	18.0							X		X				
CCCC Softball Fields	2.2							X						
CCCC Track/Field/City Ballpark	28.0						X							
Newman Park (RV Sites)	5.0	X	X	X	X								X	
Spring Hill Golf Course	10.0													
Lincoln Street Practice Field	4.0								X					
Cleo Graves Hogan - Rec Bldg		X	X											
Regional Parks														
Chaplin Nature Center														
Cowley County State Lake	198													
Kaw Wildlife Area	4,341													
Lions Park	10.0		X	X			X							
Winfield Lk/Timber Creek Reservoir	19,876													
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	7/8 mi.			X										X

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 covers 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 baseflow 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 August 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 an excerpt 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. Three of the most prominent buildings in the district, the Gladstone Hotel (individually nominated to the National Register of Historic Places), the Syndicate Block and the First National Bank (now the Union State Bank) were designed along with some other buildings in the town by W.A. Ritchie and Co., a prominent architectural firm in southern Kansas. Brothers W.A. and W.J. Ritchie were the principals of this firm which for a time was headquartered in Winfield, Arkansas City and Wichita. The Ritchie buildings stand out as not only stylish but the most flamboyant in Arkansas City. The Gladstone had galleries of delicate cast iron work at each of its four stories; the First National Bank building has an unusual round corner tower with a bell shaped roof; the Syndicate Block has creative repeated arches of round, elliptical and horseshoe forms in walls embellished with corbels and red and black bricks.

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 Building, 116-118 S. Summit, was built in 1923 and was one of the homes of Mr. Newman before he built a store in 1917. In 1923, the building underwent major renovations to house a theatre that would occupy most of the block. The Burford company decided to “build the largest theater of any city of this size in the south west, only two downtown theaters in Kansas City and one in Wichita being larger”. The theater proper was built on the alley running north and south, back of Highland Hall and the buildings then on the two lots south of Highland Hall. The lobby and shops had a fifty foot frontage on Summit Street, with an auditorium measuring 62x125 feet. The stage was built at thirty feet to the curtain and fifty feet high. The seating capacity was 1200, with 800 on the first level and 400 in the balcony. The front of the theater was constructed in tapestry brick trimmed in terra cotta. The Burford Theatre started off as a vaudeville theater. It boasted that Ginger Rogers appeared there prior to becoming a movie actor. Not too long after the theater opened, the “talkies” arrived and the theater was altered to house movies as opposed to plays.



Ireland Hall/Old Arkansas City High School is located at 300 W. Central and was constructed in 1890. It is three stories, a rectangular 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. It was constructed at a cost of \$38,000 and designed for 450 students. Used as a school until 1922, it was purchased and renamed by Cowley College in 1968. It was added to the National Register of Historic Places in 1974.

Pilgrim Congregational Church is located at 101 N. 3rd Street. As described in the nomination form:

Constructed from 1891 to 1893, the Pilgrim Congregational Church is a Richardsonian Romanesque style, sandstone-and-limestone church located on the northwest corner of 3rd Street and Central Avenue in Arkansas City. The church is built upon an above grade, rock-faced limestone foundation laid in regular courses. The rock-faced sandstone walls are also laid in regular courses with contrasting limestone utilized for the door and window arches, sills, belt course, and sculpted stone. The multiple-gable roof is covered with asphalt shingles. The five gable ends have parapets with metal caps and limestone cornices and scrolled returns. At the southeast corner of the church, a prominent bell tower extends seventy-eight feet in height. There are two limestone chimneys. The Pilgrim

Congregational Church is being nominated to the National Register for its architectural significance as a Richardsonian Romanesque-style church.

The structure was completed in 1893 at a cost of \$15,000.00. In 2001, the Church of the Nazarene, which had occupied the building since 1949, relocated to a new building and sold the structure to the City. The City undertook some cleaning and other repairs including the exterior sandstone and limestone walls, a new asphalt-shingled roof, metal parapet caps, and painted the interior. The building was added in 2005 to the National Register.

HISTORIC STRUCTURES IN ARKANSAS CITY

Security National Bank	227 S. Summit	1889
Cornish Studio	125 W. 5th Ave.	1924
City Building	118 W. Central	1888/1918-20
Eagle Block	312-14 S. Summit	1886
Isabella Building	116-18 S. Summit	1894
Newman's Dry Good Store	400 S. Summit	1917
Matlack Building	201 S. Summit	1880 & 1887
Summit Block	300 Block S. Summit	1886
Union State Bank	127 S. Summit	1883
Home National Bank	126 S. Summit	1917
AC Office Building	116-18 W. 5th Ave.	1886
Bittle Building	101 S. Summit	1885
Beard Building	303 S. Summit	1905
Bishop Block	103-5 N. Summit	1885
Commercial Block	212-214-216 S. Summit	1884
Conrad Block	125 S. Summit	1894
Colorado Building(Holmes)	200 S. Summit	1905
Carder Lock Building	N. Side 100 Block W. 5th Ave.	1887
Central Block	103-5 S. Summit	1885
Crescent Building	301 S. Summit	1905
Commercial House	112 E. Central	1926
Chicago Store	105 N. Summit	1890
Fifth Avenue Block	117-19 E. 5th Ave.	1889
Hsie Block	218-20 S. Summit	1884
Herman Godehards Block	200 Block S. Summit	1885
Highland Hall	110-112-114 S. Summit	1883
Howard Building	117--119-121 W. 5th Ave.	1912
Illinois Building	123 S. Summit	1905
K.P. Block	226 S. Summit	1902
Louisiana Building	125 N. Summit	1906
Miller Hardware Building	119 S. Summit	1885

McCowan Block	225 S. Summit	1905
Parker Block	219-221 S. Summit	1893
Pearson Block	212 S. Summit	1893
Puritan Billiard Parlor Building	121 S. Summit	1911
Ranney-Alton Mercantile Wholesale Grocer	208 W. 5th Ave.	1889-90
Sheridan Block	308-310 S. Summit	1888
Sipes Hardware	102 S. Summit	1870
Syndicate Buildings 2nd Location	122 N. Summit	1886
Union Block	107-109 S. Summit	1885
Walpex building (Woolworth)	215 S. Summit	1921

5.9 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 provide the outline of recreational amenities, programs and the preservation of natural and historical resources.

Goal	Evaluate Whether the Community Would Benefit from Closure and Disposition of Certain Parks and Other City-Owned Properties, with Resulting Savings Made Available for Other Park Improvements.
Goal	Make Improvements to Parks and Playgrounds to Meet the Needs of Persons of All Ages.
Goal	Protect and Preserve the Natural Resources, Particularly Along the Rivers, Both for Natural Features and Flood Protection.
Goal	Promote the Maintenance and Preservation of Historical Resources Such as Burford Theater, the Downtown District, Ireland Hall, Pilgrim Congregational Church, and Historic Structures.

GOAL EVALUATE WHETHER THE COMMUNITY WOULD BENEFIT FROM CLOSURE AND DISPOSITION OF CERTAIN PARKS AND OTHER CITY-OWNED PROPERTIES, WITH RESULTING SAVINGS MADE AVAILABLE FOR OTHER PARK IMPROVEMENTS

Action:

1. Analyze the benefits of each park, looking at factors such as size, location, existing facilities and improvements, and public use to identify any parks which are underutilized to the point that public costs outweigh public benefits.
2. If there are cost savings attributable to the closure of underutilized parks, increased funding for maintenance and improvement of remaining parks should be given priority for such cost savings.
3. Perform a similar study of all vacant and/or unused City-owned property to identify surplus property to be returned to the tax rolls.

GOAL MAKE IMPROVEMENTS TO PARKS AND PLAYGROUNDS TO MEET THE NEEDS OF PERSONS OF ALL AGES

Action:

1. Update playground equipment, particularly additions to equipment for young children, seeking grant or charitable funds to augment city funds.
2. Consider new features such as disc golf, dog parks, and nature exploration kiosks.
3. Add fitness stations to areas along trails.
4. Consider converting certain of the City's smaller parks to "specialized" uses, such as community gardens and pet exercise areas.

GOAL PROTECT AND PRESERVE THE NATURAL RESOURCES, PARTICULARLY ALONG THE RIVERS, BOTH FOR NATURAL FEATURES AND FLOOD PROTECTION

Action: Develop McFarland Pond (North Pond) and access for public use.

GOAL PROMOTE THE MAINTENANCE AND PRESERVATION OF HISTORICAL RESOURCES SUCH AS BURFORD THEATER, THE DOWNTOWN DISTRICT, IRELAND HALL, PILGRIM CONGREGATIONAL CHURCH, AND OTHER HISTORIC STRUCTURES

Action:

1. Assist the owners of historic properties in identifying and accessing public and private resources for historic preservation.
2. Encourage the owners of historic properties to maintain their properties and preserve their place in the community.
3. Give careful consideration to the possible impacts of development nearby historic and cultural properties when taking action on zoning applications, demolition permits and other necessary City approvals.

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FACILITY EVALUATION REPORT

ARKANSAS CITY, KANSAS

PARIS PARK POOL

Project No. 0321025.01



**FACILITY EVALUATION REPORT
OF
PARIS PARK POOL
FOR THE CITY OF
ARKANSAS CITY, KANSAS
JUNE 8, 2021**

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APPENDIX A	

1 INTRODUCTION

This report presents the findings of a site visit conducted on October 21, 2020. The findings are based on interviews with City staff, visual observations and photographic documentation, and supporting calculations.

The report is organized into three parts. First, the findings are presented with an accompanying appendix of relevant photographs. Secondly, the scope of a restoration project is presented accompanied by budgetary costs. Finally, recommendations are provided considering whether a facility restoration is feasible or advisable, compared to the relative costs and benefits of a facility replacement.

This report is intended to provide a general evaluation of the current conditions of the pool facility and the feasibility to perform repairs or renovations on the facility. The limitations of this report include:

1. No assessment regarding code requirements or safety was conducted for the playground equipment.
2. No detailed measurements of the dive well were taken.
3. No full assessment of VGB compliancy was conducted because sumps were not inspected, and flow rates were not investigated.
4. No detailed structural analysis of the bathhouse was conducted, as discussed later.
5. No testing of piping or extensive mapping of pool basin conditions was conducted.

2 FINDINGS

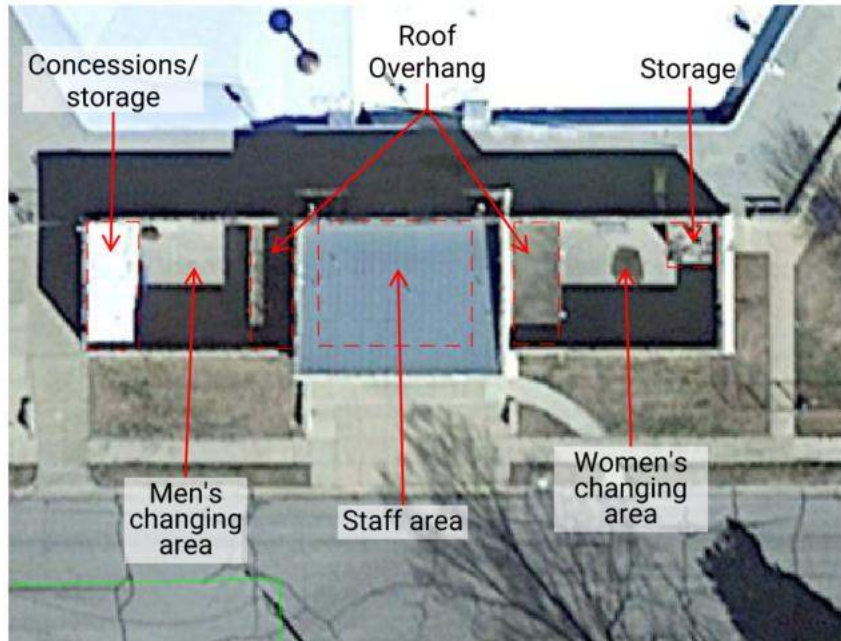
2.1 BATHHOUSE

Overview

The Paris Park bathhouse was constructed in 1923. It is constructed of cut limestone masonry with a reinforced concrete frame. Roofs are reinforced concrete slabs. The building has a footprint of approximately 5,000 sq. ft. The building consists of the following spaces as shown from left to right (west to east) in the photo on the following page:

1. Concessions room and storage room, of about 320 sq ft in total. Concessions in the northwest corner and storage in the southwest corner.
2. Open changing area of about 1,000 sq ft, including restroom facilities and lavatories under a 300 sq ft concrete slab overhang.
3. Center area includes entry and exit corridors, plus staff space, storage space, and toilet facilities, totaling about 1,600 sq ft. The pool side entrance has a concrete roof overhang, with a small storage room on each side.
4. Open women's changing area of about 1,200 sq ft, with restroom and lavatories under a 300 sq ft concrete slab overhang.
5. 100 sq ft storage room on northeast corner.

Based on this February 2017 aerial photograph, the concessions/storage area and central entry/staff areas appear to have a membrane roofing material. The concrete overhangs in the changing areas do not.



The cut stone masonry appears to be original to the building, with a few tuck point repairs to the mortar joints. Portions of the reinforced concrete roof and beam structures appear to have been worked on to some degree since the original construction, based on apparent age and condition of concrete finish.

The scope of this report is to address the feasibility of renovating or replacing the swimming pool facility, including the existing bathhouse. This report addresses whether the bathhouse can be rearranged to provide an accessible, code-compliant bathhouse that meets the patron needs and staff needs. The report also addresses certain structural deficiencies observed during a site visit and documented with photographs. This report is not, however, an exhaustive analysis of the structural condition of the building. Likewise, the structural and architectural comments and recommendations are considered the minimum needs to stabilize and restore the building to extend its useful life.

Two factors should be considered as the City decides whether to pursue restoration of this building. First, the cost of restoration will be significant. If cost is the primary factor, complete replacement with a new (smaller) bathhouse is likely more cost effective. Secondly, the City should retain a structural engineer and restoration architect to conduct a comprehensive evaluation; to verify the preliminary minimum recommendations presented herein; to fully develop scope of structural stabilization and restoration needed; and to provide an informed opinion of restoration and stabilization cost.

Bathroom accessibility and ADA compliancy

The bathroom was evaluated for compliancy with the relevant sections of the 2010 Standards for Accessible Design (ADA Standards); the findings are summarized as follows:

1. No designated accessible parking was observed. However, a close review of the parking lot to the west was not performed. The sidewalk from the parking lot to the bathroom is fairly level so an accessible route is achievable.
2. A sidewalk, without steps, is provided on the east side of the bathroom entrance. This is signed as an accessible route. It was not verified whether the slope of sidewalk is equal to or less than 5% to the entrance, but the length suggests the slope is acceptable. If it is determined that the slope exceeds 5%, then handrails should be installed to provide an accessible ramp.
3. Provided the bathroom doors are secured open during operating hours, there appears to be an accessible route through the bathroom, into the men's and women's side changing rooms and out to the pool. These routes are signed as accessible and the hallway widths and corners appear adequate for wheelchair movements.
4. The hallway width is constricted at the exit to the pool by the curbing from the original footbaths. The footbaths have been filled and leveled with concrete, but the width of level surface should be confirmed to verify ADA compliancy.
5. The counters at the entry window, pool deck window, and concessions window are not accessible.
6. No accessible water fountain was observed. But, no other water fountain was observed either.
7. Restroom fixtures (water closets, urinals, shower, and lavatories) were spot checked for ADA compliancy, the observations made are as follows:
 - a. One accessible water closet is provided on each side. Further evaluation is required to confirm it meets ADAAG 2010. At a minimum, a grab rail behind the water closet is required for compliancy.
 - b. The lavatory does not appear compliant. The faucet handles are not compliant, and the hand towel dispenser is not reachable from a wheelchair. The height and knee space under the lavatory needs to be verified for compliancy.
 - c. The urinal may be accessible, except the flush valve appears higher than the maximum allowable height above floor.
 - d. The showers are not accessible.

Other code considerations

Because of the age of the facility, there are certain modern codes that are not met by this building. It is important to note, however, that this building is "grandfathered;" the current codes do not apply to this building unless modifications or remodeling is performed. Repairs do not typically trigger these code requirements. Some of these code items include:

1. The quantity of sanitary facilities (water closets, urinals, showers, and lavatories) does not meet modern building and pool codes. This, however, can be addressed by enforcing a maximum occupancy to match the number of fixtures.

Structural Condition

Observations made during the site visit are documented in Appendix A of this report and the key observations are summarized as follows:

1. The building shows distress from movement due, most likely, to differential settlement and perhaps made worse by seismic activity or excessive wind loads.
2. The cast concrete overhangs in the changing areas and at the pool side entrance need repair due, most likely, to water damage from poor drainage.
3. Moisture damage is present in the interior cut stone walls. The water source appears to be infiltration from the roof system. This is exhibited by discolored mortar, damaged rock, and peeling paint.

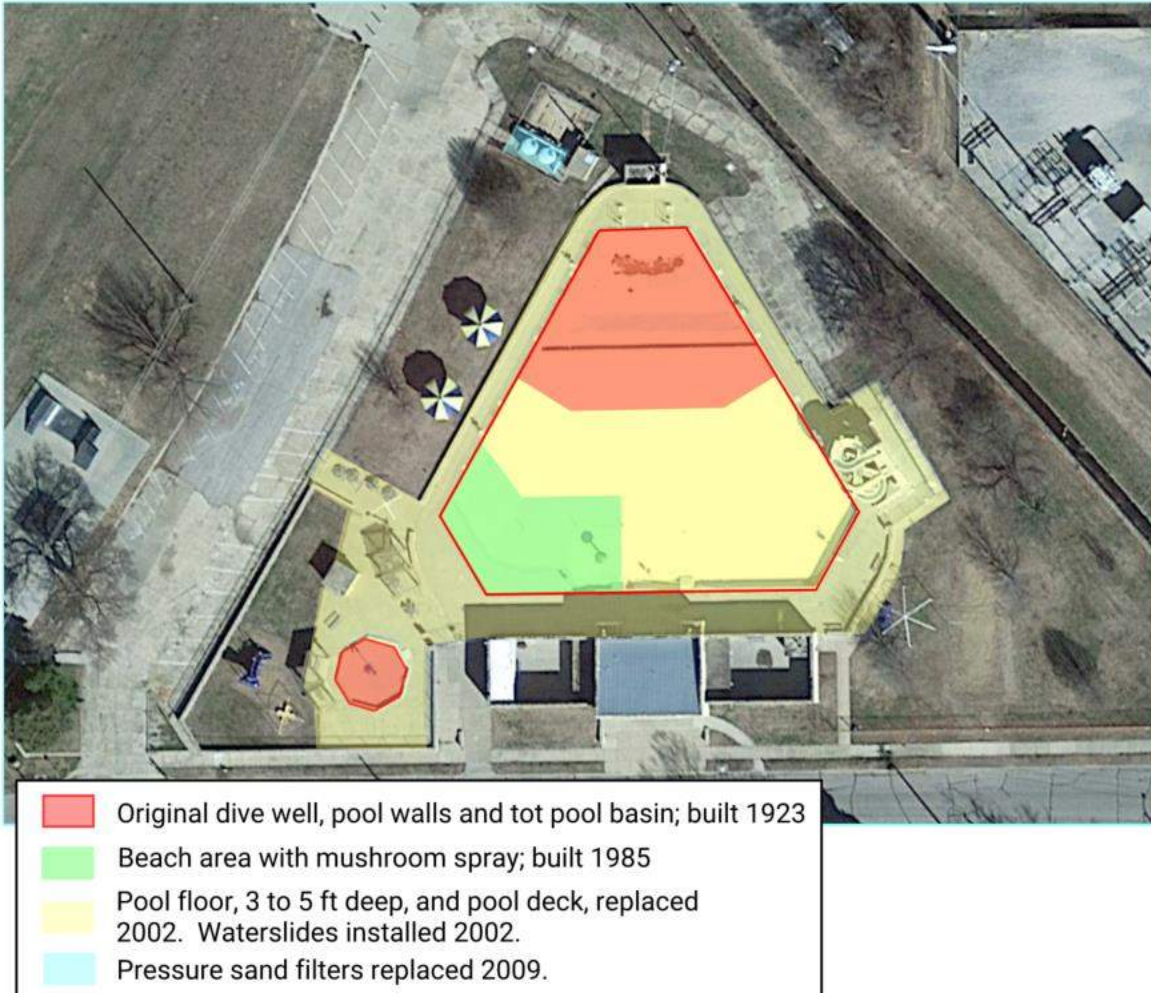
2.2 MAIN POOL

Overview

The Paris Park pool was built in 1923. The pool is approximately 20,000 sq ft and holds approximately 800,000 gallons. Much of the pool structure is original construction including the pool walls, and the dive well floor. The original depth varied from 3'-0" to 10'-0". Improvements or modifications to the pool facility completed over the years include:

1. The pool was retrofitted with wall returns (supply of filtered water) by running a header pipe around the perimeter of the pool at the base of pool wall and providing a diffuser on approximately 20 foot centers. The header pipe is encased concrete forming a step around the entire pool wall. This work is estimated to be at least 50 years old according to City staff.
2. A zero depth beach area was added around 1985. The mushroom spray feature was also added that year in the beach area. The header pipe with pool returns was buried by this work.
3. A portion of the pool floor and the underlying subgrade, between a pool depth of 3 and 5 feet, was replaced in 2002.
4. The deck was also replaced in 2002.
5. The waterslides were added in 2002.
6. The tot pool basin is also original construction, but the piping and the recirculation equipment were replaced in 2002. A palm tree-themed spray element was also added at that time.
7. The current pressure sand filters were installed in 2009.

The improvements are depicted in the following exhibit.



Recirculation System

The pool has a reported turn-over rate of 8 to 10 hours. Water is drawn through main drains in the dive well and filtered through pressure sand filters and dosed with Tri-chlor for disinfection before being distributed in the pool through the wall inlets located at the base of the pool wall perimeter.

The pool is served by a continuous gutter system around the pool perimeter. The skimmed pool water is not recirculated; flow in the gutter passes through a basket strainer set in the pool deck, and then flows to the storm sewer system.

Tri-chlor is used to disinfect and is fed by 3 HC-3340 Pentair erosion feeders with a maximum capacity of 8.54 lbs free active chlorine (FAC)/hr x 3 units = 25.6 lbs /hr. This is equivalent to about 4 ppm of free active chlorine per hour.

The size of sand filters was not field measured, but based on reported turn-over and pool volume (and observed appearance), they are estimated to be dual 9'-0" diameter filters that can provide adequate filtration for up to approximately 1,700 gallons per minute. Filter backwash is pumped to the storm sewer system.

The main drains are served by six 24" x 24" stainless steel main drain covers, which appears to be adequate for the estimated recirculation rate of no more than 1700 gallons per minute. These covers appear to be compliant with the Virginia Graeme Baker (VGB) act. However, the sump geometry is not known because it was not accessible, so it is not known whether the field constructed sump configuration is VGB compliant.

Typically, carbon steel filters last 20 to 25 years before the protective coating on the tank interior decays and interior steel surface begins to corrode. Because the existing filters are 18 years old, they may be approaching the end of their useful life. The interior conditions of the tanks should be examined to assess the current condition of the interior coating.

Prior to the opening of the 2021 swim season, sand began to appear in the return flow to the pool indicating a broken lateral line in the sand filters. This does not necessarily mean that the filter has failed, but servicing to access and replace the broken lateral needs to be done soon for the pool to remain open.

The pump and associated piping and electrical equipment appear to be well maintained. The chemical building appears secure and dry, but the interior surfaces have been affected by years of exposure to corrosive chemical vapors.

Pool Basin Conditions

As noted previously, the pool structure is composed of structural elements of various ages. The pool walls and dive well floor are original and date from 1923. The beach entry was constructed in 1985 and remainder of the pool floor was constructed in 2002. All the floor slabs show some signs of deterioration. Deterioration cracking is forming around some joints in the floor and cracks extending from joint to joint in the 18-year old portion of pool floor. The worst damage is, as expected, in the 98-year-old dive well floor. The damage is extensive and indicates water intrusion and movement of the structure.

The pool is located about 3,000 feet from the Arkansas River and is subject to high groundwater table. This is evidenced by groundwater intrusion into the dive well when the pool is empty. Caulking in some locations of the concrete joints in the dive well has been displaced or removed, presumably from ground water intrusion.

The pool walls and gutter appear in fair condition, given the age. There are numerous patches observed in the walls, presumably from filling in old light niches and wall returns. Two locations were observed in the northeast and northwest corners of the dive well where cracking and water streaking was observed indicating groundwater intrusion through the pool wall. The caulk in the nearby joint also appears to suggest groundwater intrusion.

There is also supply piping loop encased in concrete at the base of wall around most of the pool perimeter. Typically, this is a re-model solution for replacing the return (supply) piping while minimizing impact to the existing pool.

The pool is reported to lose water, as evidenced (at least in part) by flow observed in the open channel adjacent to the pool. The visual inspection of the pool basin supports the theory that water is lost through some of the joints in the concrete. Other likely sources of water loss could

be the main drain sumps, main drain line and buried return (supply) line that feeds the return loop within the pool basin.

Pool Basin Geometry

The pool is not ADA compliant. Because of the size of pool, two forms of accessible entry are required. One of those forms of accessibility must be a ramp or a lift. No lift was observed on the deck. Also, the beach area does not meet the requirements for an ADA ramp; it is too steep, and handrails are not provided. The stairs leading into the pool do not have the appropriate handrail configuration to meet ADA requirements.

The beach area provides a sloped entry from deck level to a depth of 4 feet. The slope appears to be about 12% (1:8) which is steeper than allowed by current codes. Code allows 8% (1:12) in water 5 feet or less deep. There is also a severe drop-off on the side of the beach area. This is dangerous for non-swimmers.

The dive well does not meet modern codes for dive envelope geometry. The depth at plummet (end of board) and the depth at backwall of dive well may not meet current code. This is a liability and life safety issue. Detailed measurements, with the dive board in place, are necessary to precisely assess this condition.

2.3 WADING POOL

Overview

The wading pool basin was constructed as part of the original construction from 1923. This includes the filter building. The recirculation system, including filtration and treatment equipment, and buried piping was replaced in 2002.

Recirculation System

The pool has an area of 720 sq ft and a volume of about 5,400 gallons. The pool is served by a filter rated at 300 gallons per minute, providing a turn-over rate of about 20 minutes. The pump, strainer, erosion feeder, filter and exposed piping appear to be newer and in good repair. The pool is treated with tri-chlor.

The pool basin is served by one skimmer. By modern code, a pool of this size should be served by at least two skimmers. The skimmed water is recirculated. The pool main drain is covered by a 24" x 24" VGB-compliant stainless-steel cover. The underlying sump could not be accessed, so it is not known if the sump is compliant. Lastly, the cover is being used as a single drain. It is not known if this drain meets the criteria for an unblockable drain.

Pool Basin Condition

The pool basin appears in acceptable condition, given its age. The paint conditions are similar to the main pool and needs to be addressed.

Pool Basin Geometry

The pool is not accessible per the ADA requirements. The only acceptable form of access for a wading pool is a sloped (1:12 maximum) entry.

2.4 POOL DECK AND DECK EQUIPMENT

Overview

The facility surrounding the pools is extensive. There is approximately 46,000 sq ft (approximately 1 acre) of deck and turf areas within the pool fence enclosure. This includes approximately 19,000 sq ft of concrete deck, including about 3,500 sq ft of deck around the tot pool.

The deck was replaced, and the waterslide was installed in 2002. The shade structures and picnic tables appear to be newer and in good repair. The short cut stone masonry wall surrounding the main pool and tot pool is original and dates from 1923.

Deck Conditions

The deck is in generally good condition. No significant cracking or heaving was observed. The joints need attention. Joint filler is missing in places and weeds are growing in the joints in places.

The stone wall is damaged in places and needs attention. Water has penetrated the cast wall cap and deteriorated the stone on the face of the wall. In some places, rock pieces are missing.

The deck equipment is generally good condition. The dive stanchions, ladders, and lifeguard chairs appear in good repair. The picnic tables, benches, and shade structures appear to be newer and in good condition. A close inspection of the playground equipment was not conducted.

A close examination of the water slide was not conducted. But given the age (19 years) and overall appearance of the fiberglass and steel tower, some maintenance is warranted. As a minimum, the fiberglass should be polished. Any significant damage that poses a safety hazard, especially in the ride path, should be repaired. A fiberglass specialist should be consulted about whether a new gel coat is needed. Also, a closer examination of the steel structure to assess the presence of rust and sharp edges, especially on handrails and stair treads and platform, should be conducted. These measures are needed to extend the useful life of the water slides.

3 DEVELOPMENT OF FEASIBLE REPAIR AND RENOVATION SOLUTIONS

Code considerations for pool repair versus renovation

There are numerous items in modern pool codes that are not met by this 98-year-old facility. Because the Paris Park pool was constructed before these codes were written, the facility is “grandfathered,” i.e., the requirements do not apply. However, there are certain elements of the modern code that address life safety, public health, and liability, and should be considered.

A repair (fixing or replacing an element to the original condition or design) does not generally trigger new codes. However, when a facility is renovated to modify the pool or add new elements, the new codes generally apply and can expand the scope of the renovation.

It should be noted that there is no State or County agency (except Johnson and Sedgwick) that oversees construction of public swimming pool facilities in Kansas. Therefore, the discretion of applying newer codes to repairs or renovation work is left to the City. Regardless, best practices are to upgrade to modern code requirements where feasible.

Pool Code Concerns

The following are items associated with the existing facility that deviate from modern pool codes. This is not to be considered an exhaustive list but covers the major items. There is no code cited for these items as most items are industry standards across most accepted pool codes. For Communities that adopt the International Building Code, the International Swimming Pool and Spa Code is typically the applicable code (in localities without a State or County code). The Center for Disease Control has also developed a Model Aquatic Health Code that is gaining acceptance across the Country as the best practice for swimming pool construction and operation.

The following is a partial list of the deviations between the existing facility and modern pool codes:

1. The beach area is too steep. Floor slopes should not exceed 8% (12:1) where water depth is less than 5 feet.
2. The water slide plunge area is not cordoned off from the rest of the pool.
3. The dive envelope does not meet modern code for a 1 meter dive stand.
4. Skimmed water does not recirculate. Unless a large amount of water is sent to waste, continuous skimming cannot be provided with pool design.
5. Pool water (from backwash and gutter waste) discharges directly to the storm water system. This should discharge to the sanitary sewer.
6. The main pool has a turn-over of 8 to 10 hours. Code requires 6 hours or less.
7. The bathhouse does not provide adequate sanitary fixtures for the physical capacity of the facility. This can be overcome by limiting occupancy based on the sanitary fixture count.
8. Separate shower facilities are not provided.
9. Standing water may be a problem on the deck.
10. Neither pool is accessible per ADA.
11. The location of return inlets in the main pool (along the pool perimeter) does not meet MAHC for adequate distribution of treated pool water.
12. The facility is not secured with a 6-foot tall perimeter fence (in all locations).

Criteria for developing proposed repair and renovation solutions

The intent of the listed solutions is to meet these priorities, as feasible:

1. Address all identified items perceived to be a concern of life safety.
2. Address issues of ADA and VGB compliance.
3. Address items that will extend the useful life of the facility.
4. Address other code issues that are considered relevant to good public health practices, to the extent practical.

Feasibility for Main Pool Repair

The first priority is addressing issues of life safety and liability. Two issues were noted. First, the dive well geometry does not appear to meet current code. Second, there is a significant drop off at the edge of the beach area. Before any action is taken on the dive well, a board should be installed and accurate measurements of the dive well envelope should be made to verify if this is a problem. Assuming the dive well is too shallow, then the dive boards should be taken out of service.

The steep drop-off can be addressed with a divider wall. (A railing is problematic because of entrapment concerns).

The second priority is ADA and VGB compliancy. ADA can be addressed by installing an accessible pool lift and installing (or converting the existing) stairs into ADA compliant stairs.

The third priority is longevity of the pool basin. The portion of remaining original floor (estimated at about 8,000 sq ft), including the dive well floor, needs to be replaced. It is penetrated by groundwater and, therefore, is a source of water loss when full. Also, the old subdrain system is likely non-functional creating additional stress on the pool floor. If this floor is replaced, then the dive well can be modified to current code requirements.

The main drain piping and main drain sump would be replaced at the same time as the dive well construction. Although this has not be identified as a source of water loss, it is reasonable to assume the main drain does leak based on its age.

The walls surrounding the existing dive well must be replaced, as they will be undercut by construction of a new dive well. The rest of the pool walls appear to have remaining life expectancy that is not as short as the old pool floor. However, there are issues of public health that should be addressed when 40 percent of the pool floor is considered for replacement.

Continuous skimming of the pool surface and adequate distribution of return inlets across the pool floor would improve the performance of the recirculation system to provide adequately treated water to the pool. Therefore, the proposed work for the main pool is to replace the entire basin with a recirculation system that meets current code.

Feasibility for Bathhouse Remodel

The factors considered in evaluating the feasibility to remodel bathhouse include:

1. Is the bathhouse, as configured, ADA accessible? Or can the space be rearranged to be ADA accessible?
2. Does the bathhouse offer the minimum quantity of sanitary fixtures (water closets, urinals, lavatories, and showers) to meet the prevailing code? Or can it be rearranged to provide the appropriate number of fixtures?
3. Does the bathhouse meet staff needs and patron expectations? Or can it be remodeled to meet these needs and expectations?
4. Is the bathhouse structurally stable and in good repair, or can it be made stable? This question is addressed in the next section.

The bathhouse appears to have an accessible pathway through the bathhouse and into the changing areas. Also, the expansive open space in the changing areas should be ample for remodeling the changing areas to provide 1) accessible sanitary facilities; 2) adequate quantity of sanitary facilities per current code, and 3) modern amenities such as partitioned showers and changing areas, and diaper changing stations.

Based on conversations with City staff, the staff space is not ideal but adequate.

Most interior walls appear to be load bearing walls. Therefore, any remodel must be done working with the existing floor plan. Fortunately, the large spaces in the changing areas should be adequate for addressing the needs for patrons in a remodel. The only limitation would be finding space for separate family changing/restrooms within the confines of the existing floor plan.

Lastly, open air changing rooms are not typically used in modern aquatic facilities. Modesty and the proliferation of drones with cameras make open changing areas undesirable.

Preliminary Solutions for Bathhouse Structural Repairs

As stated previously, a comprehensive structural evaluation of this building is beyond the scope of this study. If the City is earnest about pursuing a renovation of this building, a structural engineer and an architect who specializes in building restorations should be retained to conduct a comprehensive study, to develop a complete scope of restoration work and estimate the cost of that work.

Based on the observations made in this report, the preliminary recommendations for structural repairs are, at a minimum:

1. Stabilize the settled foundations to minimize further settlement/movement of the structure. This work would likely involve pushed piers or helical piles to support the existing settled foundations.
2. Make repairs to roofs that are showing signs of water intrusion. At a minimum, this would include:
 - a. Epoxy inject existing cracks.
 - b. Full or partial patches where corroded reinforcement is exposed.
 - c. Partial patches where significant delamination or spalling has occurred.
 - d. Lightweight concrete topping slab or built up roof to encourage drainage.
 - e. Membrane roofing system.
3. Re-point all the stone masonry wall joints that are found to be failing due to erosion or movement.
4. Replace broken or eroded stone blocks.
5. Remove existing paint coatings and seal stone masonry, where desired, with an appropriate coating that penetrates the pores of the stone while allowing the masonry to "breathe."

The potential repair or renovation items are organized into four categories; bathhouse, main pool including recirculation system and adjacent deck area, tot pool including recirculation system and adjacent deck area, and other miscellaneous items.

Potential repair and renovation solutions

Description of Work	Budgetary Cost
Bathhouse	
Conduct structural analysis of bathhouse	\$30,000
Structural restoration	\$500,000
Changing room modifications, partial demolition of floor, construction of four individual shower/dressing areas, new water closets, urinals, lavatories, and roof extension.	\$500,000
Main pool	
Replace main pool, recirculation system, and surrounding deck. Assume 8,500 sq ft in similar shape of old pool.	\$4,000,000
Assess existing water slide structure for salvage/re-use.	\$1,500
Restore water slide tower and flumes OR	\$100,000
Replace water slide structure	\$300,000
Tot pool	
Replace tot pool with a sloped entry (ADA compliant) wading pool and new recirculation system. Assume 1,000 sq ft.	\$350,000
Miscellaneous	
Replace portion of the perimeter fence that is not 6 foot tall	\$10,000
Extend sanitary sewer to pool filter area	\$20,000
Soft Costs (AE fees, testing, furnishings, supplies) @ 8%	\$440,000
Total Budgetary Capital Cost	\$6.0 to \$6.2M

Development of Recommended Alternative

All the information provided above was shared with City staff, specifically; Tony Tapia, Director of Parks and Facilities; Debbie Davidson, Aquatics Director of the Recreation Commission; and Randy Frazier, City Manager. In addition, three concepts for new pool basin layouts were presented to the group to consider and critique.

After discussing, group consensus was achieved on the following items for a new pool facility:

- Replacing the pool basin is preferred to repairing the existing pool.
- About 9,000 square feet of water is an appropriate size of pool facility for the community.
- One pool of water is preferred compared to two or more pools within the same facility.
- A plunge pool for waterslides is preferred over fiberglass run-outs.
- A lazy river is desired.

The alternatives for the bathhouse were also discussed and it was decided that constructing a new bathhouse is preferred compared to renovating the existing.

A final concept was developed from this effort and is presented in the following section.

4 RECOMMENDED SOLUTION

A new pool facility is recommended, and this concept (see next page) is offered for the community and community leaders to consider.

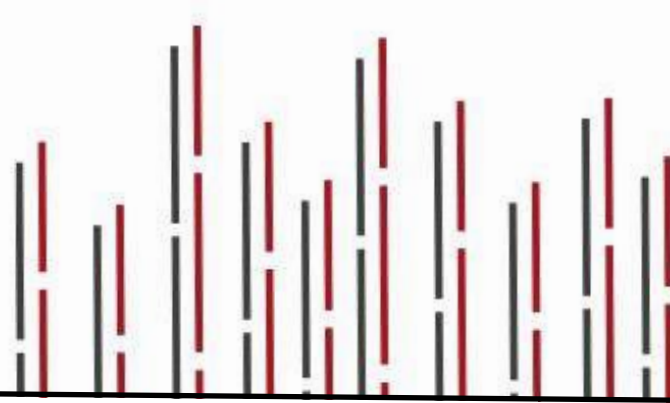


The proposed pool concept features:

- One multi-use swimming pool, about 9,200 sq ft of surface area, including:
 - A 3,300 square foot shallow play area small children and families with:
 - Beach entry
 - Deck sprays at beach entry
 - Tot slide
 - Shaded Mother's Bench
 - Underwater bench
 - 180-foot long by 8-foot-wide lazy river, with sprays.
 - Plunge pool for two waterslides; 20 to 25-foot slide tower.
 - 6 lane by 25 yard lap swim area.
 - Dive well with two 1-meter dive stands and climbing wall.
- 1,400 sq ft splash pad.
- About 18,000 sq ft of pool deck with lots of shade.
- New bathhouse and concessions building.
- Space for food truck concessions.
- Green areas for events pavilion, a variety of non-aquatics activities and family gathering areas.

The budgetary cost for this concept in today's dollars is:

Budgetary Cost Estimate	
Pool & Mechanical System, Deck & Deck Equipment, & Fence	\$4,600,000
Waterslide tower	\$300,000
Tot slide	\$15,000
Dumping bucket	\$15,000
Climbing wall	\$25,000
Deck and river sprays	\$20,000
Shade structures	\$160,000
Splash pad & mechanical	\$300,000
Bathhouse	\$700,000
Total Est. Construction	\$6,135,000
8% AE Fees	\$540,000
2% FFE	\$123,000
Total Est. Capital Cost	\$6,798,000



Appendix A



The bathhouse exhibits cracking in the masonry joints in numerous locations. The example to the left shows damage projecting from from the lintel at the doorway and damage around the connection points with the cast concrete roof structure. Note the displacement in the wall plane at the cracks. This damage reflects movement due to settlement. The damage may also have been exacerbated by past seismic activity or excessive wind damage. Water intrusion is also a factor as illustrated in photographs presented below.



This is a close-up of the lintel from the previous photo.



Another example of differential movement and rotation of the exterior wall, relative to the adjoining wall. This is in the southwest corner of men's changing area; wall on right is part of storage room on southwest corner.





Damage due to settlement in the opposite (northeast) corner of the building from the previous photograph.



The next two photos show earlier tuck point repairs in the masonry joints to address cracking due to settlement.



Note a gap has opened up since the tuck point repair indicating continued movement in the structure. This is in the storage room on southwest corner of building.



Streaking from water leakage is also evident on this wall.



The concrete slab overhang shows cracking and distress most likely from water intrusion due to poor drainage. The dark patches along the the bottom side where the slab meets the wall may indicate mildew and potentially spalling of concrete. The slab exhibits lateral cracks extending through the width of the overhang.



The most severe damage observed in this overhang is shown in the photo inset. Water intrusion has corroded the reinforcement causing the concrete to spall on the bottom of the member.



The roof overhang in the men's changing area show deterioration. Note the damage at the top of the center column and the cracking, spalling, and exposed reinforcement along the edge of slab.





These photos were taken underneath the men's overhang where the roof meets wall. Note that water intrusion has caused delamination in the corner of the ceiling and in the lintel above the door. Cracking and efflorescence is also apparent in the bottom of slab. All of this damage is most likely contributable to poor drainage on the slab and lack of a sealing membrane layer on the top of concrete.

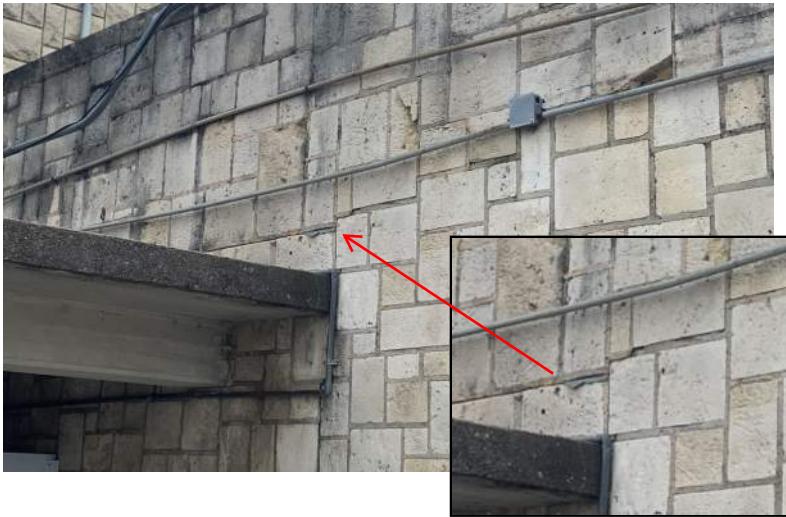


Also note the signs of water intrusion in the men's overhang. Note the efflorescence and mold around the electrical conduit penetration and the distress/ discoloration in where the slab meets the beam.

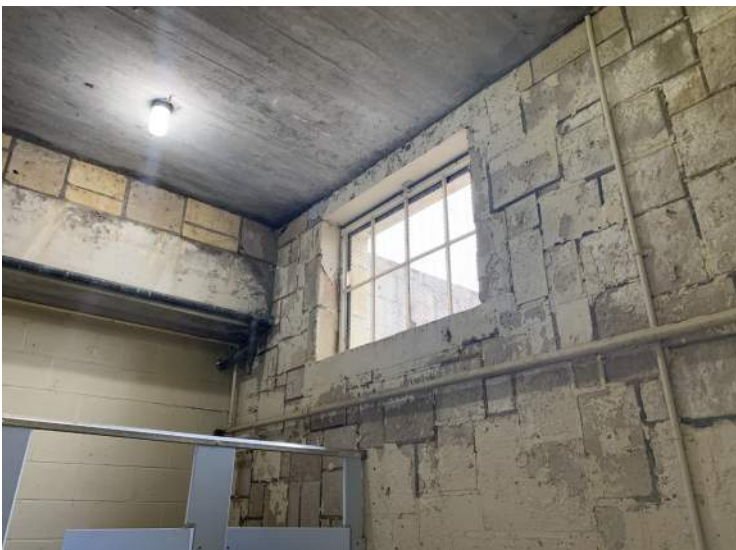




The women's side overhang does not exhibit the same water damage as the men's side. However, This photo reveals what appears to be remains of flashing in the mortar joint immediately above the overhang. It also appears there may be lateral displacement in the wall face at that joint. The flashing could have created a weak plane at the joint and make the course just below it susceptible to movement at the concrete slab joint. That movement could have resulted from wind against the wall, thermal expansion/contraction of the roof slab, and/or seismic movement.



A remnant of what appears to be old flashing is also seen on the men's side. A crack extends in the mortar joint away from this line, indicating a point of weakness in the wall. It also suggests the original roof system was replaced by the current roof.



Deterioration from moisture intrusion is also evident in a number of locations. This is exhibited by the dark color of the mortar and the peeling paint.



The type of paint applied has likely exacerbated the problem by trapping moisture in the block behind the paint. Again, the results of such intrusion are evident in peeling paint and discolored mortar.q



These conditions can also cause deterioration and delamination of the rock itself.wt



A couple more examples.





The casework around window openings and door frames needs attention. The age and environmental conditions have resulted in what appears to be some degree of wood rot.



The bottom photos show deterioration in the bottom course of stone on the west end of the building. This condition is not observed elsewhere. This is attributed to poor drainage on the deck adjacent to the wall. The theory is water drains toward the wall, seeps into the stone, and--most likely due to freeze/thaw--has caused the rock to slowly disintegrate.





The floor built in 2002 is acceptable condition. No significant damage was observed around joints. A few cracks were observed in some of the slabs. The painted surface is in poor condition, exhibiting significant peeling.



Note a patch made in the wall, presumably to replace piping.



Note cracking in slab



The dive well is in poor condition. The painted surface is deteriorated like the rest of the pool, but the paint may also be revealing deterioration cracking from the underneath concrete, as shown in the close-up below.



Extensive cracking

Damaged joints



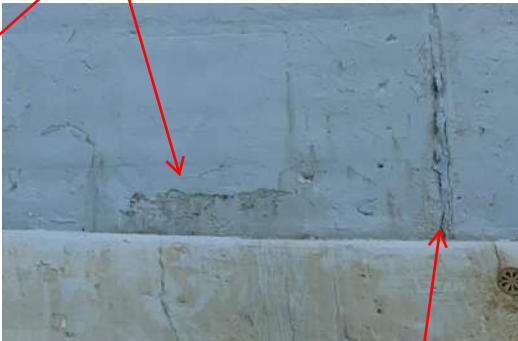
Damaged joint in dive well floor, representative of several locations. Note that the caulking has been removed. Reportedly, ground water intrudes at these joints during time of high groundwater when the pool is empty. This is a source of leakage when the pool is full.



Pool walls and gutter appear in fair condition, given the age. There are numerous patches observed in the walls, presumably from filling in old light niches and wall returns. Note the supply piping encased in concrete at the base of wall. Typically, this is a re-model solution for replacing the return (supply) piping while minimizing impact to the existing pool

Missing diffuser will cause imbalance in return line and impact distribution of treated water in the pool.

Cracking in dive well wall suggests water penetration.



Appearance of joint suggests movement in the wall system.



Severe drop-off is dangerous for non-swimmers. Modern code does not allow slopes greater than 8% (1:12) slopes in shallow (<5 feet) depth.



Slope appears to be about 12% (1:8) which is steeper than allowed by current codes. Code allows 8% (1:12) in water 5 feet or less deep.



Note cracking in 18-year old deck



Deterioration cracking forming around joints. This indicates damage from freeze-thaw. Water penetrates joint and adjacent concrete in winter and cracking occurs when water freezes. This was observed in 18-year old floor slab.



Note cracking and delamination in 36-year old beach slab.

Note cracking and delamination in 36-year old beach slab. Cracks likely formed at time of construction, but appear have gotten progressively wider with time.





Depth at plummet (end of board) and depth at backwall of dive well may not meet current code. This is a liability and life safety issue.



Ponding water is a concern when the facility is in operation.

Pool deck is in generally good condition.



Water slide tower and stairs appear in acceptable condition. Some peeling paint is apparent. No significant rust was observed.

19-year old water slide is need of polishing, if not a new gel coat.

Intakes appear to be unblockable by VGB criteria



Some cracking was observed in parts of the deck, but there does not appear to be any significant vertical displacement

Perimeter fence is less than 6' tall.

Playground equipment appears to be newer and in good repair



spray element installed in 2002

Single domed stainless steel grate.

One skimmer on wading pool.

appears to be poor drainage adjacent to wall.

joints need cleaning to remove weeds



Fence enclosure is less than 6' near the concessions window and tot pool



Standing water is a concern when the facility is in operation.

Deteriorated rock masonry due to water intrusion and subsequent freeze/thaw damage.



Dive stands appear in good condition



Life guard chairs and ladders appear in good condition

