



# City of Arkansas City

## PLANNING COMMISSION MEETING AGENDA

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

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You can also join the meeting via GoToMeeting:

<https://global.gotomeeting.com/join/259393261>

or call +1 (224) 501-3412 **Access Code:** 259 393 261

### 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, **May 11, 2021 meeting.**

### Public Hearings

- 2.** Hold a public hearing to consider the advisability of vacating Compass Point Drive within Replat of Compass Point Addition.

**Motion:** To recommend approval/disapproval for a vacation request to the City Commission of Compass Point Drive within Replat of Compass Point Addition reserving an access and utility easement over the entire area.

### Items for Discussion

- 3.** Comprehensive Plan discussion on Parks and Recreation

### Other Items

### Adjournment

**Call meeting to order on May 11, 2021 at 5:30 PM:**

**Roll Call:** Mary Benton ☒ Lloyd Colston ☒ Joni Curl ☒ Karla Gallegos ☐ Paisley Howerton ☒ Charles Jennings ☒  
Ian Kuhn ☐ Andy Paton ☒ Cody Richardson ☐

Staff present at the meeting included Public Information Officer Andrew Lawson and Principal Planner Josh White. Also present at the meeting was Landon West representing the Arkansas City Recreation Center, Kerri Falletti representing Cowley First, and Citizen Harrison Taylor who was also representing the Tree & Beautification Advisory Board (Commissioner Howerton is also a member of that board).

**1. Public Comments:**

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

**2. Consent Agenda:**

Jennings made a motion to approve the April 13, 2021 meeting minutes as written. Colston seconded the motion. Voice vote carried the motion.

**3. Comprehensive Plan-Economic Development Wrap-Up**

White led a discussion on goals for Economic Development. He asked that Planning Commissioners give him some goals that they wanted to work on. Planning Commissioners had at the last meeting requested measurable goals. After discussion, a list of measurable goals was created. White said he would work them into the Chapter and would bring the Chapter back for review at a later meeting.

**4. Comprehensive Plan-Parks & Recreation**

Lawson led a discussion on parks and trails. Discussion of an effort to dispose of the little used park was also held in response to a goal from the 2013 plan. Only one park, Brock Park was disposed of. It now is the site of a Habitat for Humanity home and a vacant lot that likely will also go to Habitat for Humanity or perhaps for another housing project. Landon West of the Recreation Center briefly talked about some of his organization's concerns. He will be invited back next month to discuss more of their programs. Colston left the meeting in progress at 6:58pm but a quorum was still in place.

**5. Other Items:**

Lawson shared the results of the most recent FlashVote survey on budgeting. He said a housing survey will go out next week.

**6. Adjournment:**

Howerton made a motion to adjourn the meeting. Curl seconded the motion. Voice vote carried the motion. Paton declared the meeting adjourned.

# Action Item

**Title:**

Hold a public hearing to consider the advisability of vacating Compass Point Drive within Replat of Compass Point Addition.

**Description:**

Brandon & Sarah Jellings have filed a request to vacate Compass Point Drive in the Replat of Compass Point Addition. Adjacent property owners include: to the north, south and west is Arkansas City Industries; to the East is Meadow Walk HC 2 (Meadowwalk Apartments). All adjacent property owners were notified. The intent of the plat was to return the streets to private control but an error was made in the platting process. Staff recommends approval of the request to vacate the area.

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

Hold a public hearing. After the public hearing is closed, make a motion to recommend the City Commission approve/disapprove the request to vacate Compass Point Drive within Replat of Compass Point Addition reserving an access and utility easement over the entire area.



## 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](mailto:jwhite@arkansascityks.gov) Website: [www.arkcity.org](http://www.arkcity.org)

Item 2.

CASE NUMBER  
VR-2021-042

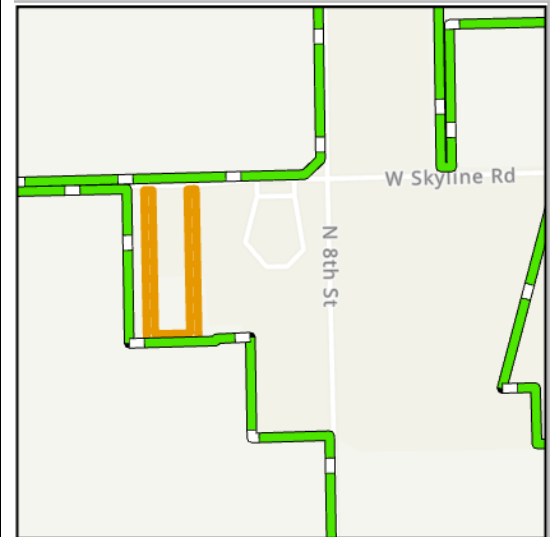
APPLICANT/PROPERTY OWNER  
Brandon & Sarah Jellings

PUBLIC HEARING DATE  
June 8, 2021

PROPERTY ADDRESS/LOCATION  
Replat of Compass Point Addition

### BRIEF SUMMARY OF REQUEST

Brandon & Sarah Jellings have filed a request to vacate Compass Point Drive in the Replat of Compass Point Addition. Adjacent property owners include: to the north, south and west is Arkansas City Industries; to the East is Meadow Walk HC 2 (Meadowwalk Apartments). All adjacent property owners were notified. The intent of the plat was to return the streets to private control but an error was made in the platting process. Staff recommends approval of the request to vacate the area.



Map data ©2021 Esri World Topographic Map

EXISTING ZONING Not applicable	EXISTING LAND USE Street	SURROUNDING ZONING & LAND USE North-Agricultural (County) East-Apartment Complex (R-3) South-Agricultural (County) West-Agricultural (County)	SITE IMPROVEMENTS Street and utilities	SIZE OF PROPERTY Approx 2.4 acres
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### STAFF RECOMMENDATION

Staff recommends approval subject to retaining a utility easement over the entire area to be vacated.

### TECHNICAL ADVISORY COMMITTEE COMMENTS

The committee reported no issues as long as the utility easements are retained and emergency and utility vehicle and equipment access is maintained. Also access to future development to the south should be maintained.

### PROPERTY HISTORY

The roads in this area have been in place since 2019. The intention of the replat in February 2021 was to make the streets private. The area is to become a multifamily community. The property was also rezoned to R-3 in February 2021.

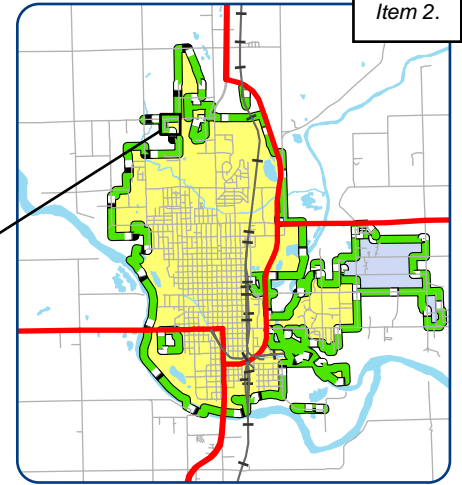
### NOTICE GIVEN

Proper notice was published in the newspaper. Notices were sent to the adjacent property owners.

### PRIVATE RIGHTS /PUBLIC GAIN/LOSS

No private rights will be injured or endangered as the applicant owns all of the property adjacent to the proposed vacations with the exception of the south line. The intention of the replat was that the streets become privately controlled. An error in the platting process maintained public control. Granting this request fulfills that original intention already approved.

# Vacation Request



**Request to Vacate  
Compass Point Drive**

-  City Limits
-  Vacation Request
-  Property Lines

Produced by the  
City of Arkansas City GIS  
using the best available  
data to date.  
Created: May 10, 2021





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Back



*Request filed by the Brandon & Sarah Jellings to vacate Compass Point Drive in the Replat of Compass Point Addition*





## Summary

Brandon & Sarah Jellings have filed a request to vacate Compass Point Drive in the Replat of Compass Point Addition. Adjacent property owners include: to the north, south and west is Arkansas City Industries; to the East is Meadow Walk HC 2 (Meadowwalk Apartments). All adjacent property owners were notified. The intent of the plat was to return the streets to private control but an error was made in the platting process. Staff recommends approval of the request to vacate the area.

## Property History

The roads in this area have been in place since 2019. The intention of the replat in February 2021 was to make the

streets private. The area is to become a multifamily community. The property was also rezoned to R-3 in February 2021.

## **Technical Advisory Committee Comments**

The committee reported no issues as long as the utility easements are retained and emergency and utility vehicle and equipment access is maintained. Also access to future development to the south should be maintained.

## **Notice Given**

Proper notice was published in the newspaper. Notices were sent to the adjacent property owners.

## **Private Rights/Public Gain/Loss**

No private rights will be injured or endangered as the applicant owns all of the property adjacent to the proposed vacations with the exception of the south. The intention of the replat was that the streets become privately controlled. An error in the platting process maintained public control. Granting this request fulfills that original intention already approved.



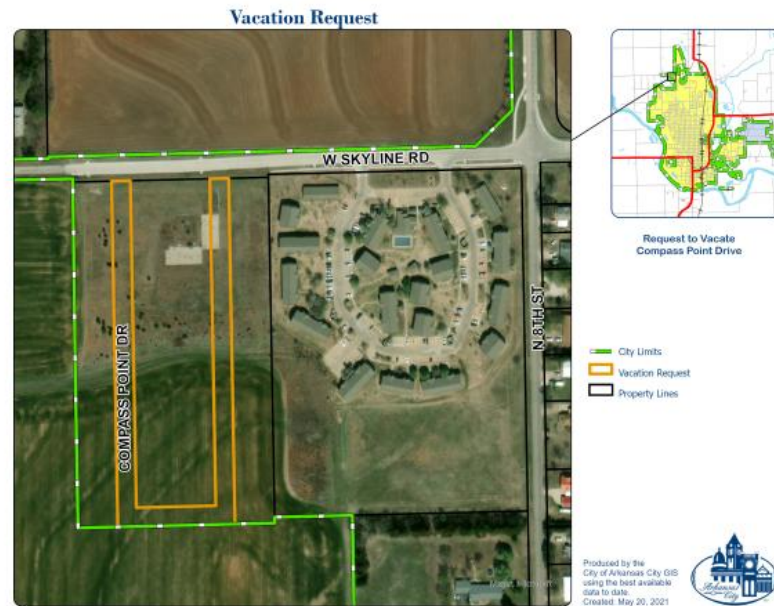


## Compass Point Looking North

The house in the background at the time of this picture was the only house in the development. Meadowwalk Apartments is to the right.



**Compass Point Looking South**



## Recommendations

- Staff recommends approval subject to retaining an access and utility easement over the entire area to be vacated.

# Action Item

**Title:**

Comprehensive Plan discussion on Parks & Recreation.

**Description:**

We will continue discussion on Parks & Recreation. We will focus mainly on the Recreation section, with guests from the Arkansas City Recreation Commission including soccer fields, Paris Park Pool and programs. If time permits, we'll also discuss possible goals for Parks and Recreation.

**Action:**

Hold a discussion, no formal action will be required.

## **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%	<b>51%</b>	20%	682
B.	The number of City parks	2%	3%	23%	<b>51%</b>	21%	685
C.	Walking and biking trails in the City	2%	6%	29%	<b>39%</b>	25%	704
D.	City swimming pool	3%	5%	<b>40%</b>	38%	15%	706
E.	Tennis courts	2%	3%	<b>47%</b>	33%	15%	706
F.	Number of soccer fields	2%	4%	<b>58%</b>	24%	11%	657
G.	Number of softball fields	2%	1%	<b>48%</b>	33%	16%	697
H.	Youth athletic programs	3%	5%	35%	<b>40%</b>	17%	700
I.	Adult athletic programs	3%	8%	<b>50%</b>	31%	9%	703
J.	Other recreation programs, such as classes & special events	4%	10%	<b>40%</b>	35%	12%	704
K.	Cultural programs	4%	11%	<b>43%</b>	31%	10%	646
L.	City community centers	3%	8%	<b>43%</b>	35%	11%	699
M.	Arkalalah Fall Festival	3%	5%	15%	<b>41%</b>	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	<b>54%</b>
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	<b>76%</b>
No	24%
TOTAL RESPONSES	672

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

Yes	<b>65%</b>
No	35%
TOTAL RESPONSES	654

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

Yes	<b>62%</b>
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 15<sup>th</sup> 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
<b>Neighborhood Parks</b>														
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				
<b>Community Parks</b>														
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				
<b>Other Community Recreation</b>														
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											
<b>Regional Parks</b>														
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													
<b>Walking Trails</b>														
	<b>Length</b>													
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. 5<sup>th</sup> 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. 3<sup>rd</sup> 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
Hasie 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.

<b>Goal</b>	<b>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.</b>
<b>Goal</b>	<b>Make Improvements to Parks and Playgrounds to Meet the Needs of Persons of All Ages.</b>
<b>Goal</b>	<b>Protect and Preserve the Natural Resources, Particularly Along the Rivers, Both for Natural Features and Flood Protection.</b>
<b>Goal</b>	<b>Promote the Maintenance and Preservation of Historical Resources Such as Burford Theater, the Downtown District, Ireland Hall, Pilgrim Congregational Church, and Historic Structures.</b>



**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.