

COMPREHENSIVE PLAN

City of Derby, Kansas



Focus Session

Appendix A - Focus Session



The following is a summary of the first public meeting of the City of Derby Comprehensive Plan Update. Bucher, Willis & Ratliff Corporation facilitated an issues-identification focus session with the Derby community and its key community stakeholders, including area residents, landowners, education representatives, community groups, business and civic leaders, and elected and appointed public officials. Participants in the session identified and ranked critical issues facing the future of Derby from broad perspectives, positioning the City to formulate clear planning policy. The meeting allowed the community to begin building consensus on key community issues as the Comprehensive Plan update progresses.

Workshop Overview

The City of Derby “Focus Session” was held May 17, 2005. The session provided an opportunity for residents, landowners, business and civic leaders, and other community stakeholders to identify and verify issues and opportunities that are critical to the City’s future. The session was open to the public. About 45 individuals from Derby and the surrounding unincorporated areas gathered and identified issues that would shape the City’s future.

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The process of **Issues Identification** used at the Focus Session was a structured idea-sharing process. Participants initially introduced themselves and shared each other’s ideas and issues to the entire group. The opening lists of issues identified in the large group were then refined, clarified and prioritized in small “break-out” groups. The series of issues were organized and discussed in the context of the following categories:

1. **Quality of Life:** Issues that influence the character and image of Derby as well as the community assets that make Derby desirable to residents and visitors.
2. **Economic Development:** Issues related to retaining and attracting businesses and residents.
3. **Future Land Use and Infrastructure:** Issues related to preferred development patterns and the intensity and location of land uses in and around the City, as well as issues related to planning for, and funding of, infrastructure, utilities and related public services.

The following is a discussion of the issues identified, including the top issues for each discussion category as ranked by each of the break-out groups.

Quality Of Life Issues & Opportunities



While the definition of “Quality of Life” is subjective, the focus session participants discussed topics including “smart growth” and quality development, parks and green space, ambiance, “small town” community atmosphere, and other characteristics that define Derby and make the community a desirable place to live, work and play. Parks, hike and bike trails, and proximity to the Arkansas River were identified as key assets for the community. Other key issues were the need to provide affordable housing, adequate police and fire protection, senior services, and the need to foster and maintain good relationships between the City and the Derby School District.

The following are the top five issues affecting Derby’s quality of life in the near and long term as identified by the focus session participants:

Top Issues:

- 1. Future growth of Derby should occur in a “smart” and healthy manner with quality development.**
- 2. Provide good quality parks and recreation throughout the city, including the newly developing and future growth areas.**
- 3. Provide adequate police and fire protection.**
- 4. Maintain the “small town” community atmosphere.**
- 5. Foster good relationships between the City and Derby School District.**

Other Issues Identified:

- Address the impact of growth upon taxes.
- Provide senior services.
- Provide affordable housing.
- Maintain the older neighborhoods and address the needs of the aging infrastructure and housing stock in those areas.
- Provide a viable downtown.

Parks, hike and bike trails, and proximity to the Arkansas River were identified as key assets for the community

Economic Development Issues & Opportunities



Much of Derby's current economic viability is based upon its citizens' employment in manufacturing, education, and the health and social services sectors. Major local employers and facilities such as McConnell Air Force Base, Boeing, and other aviation-related businesses are expected to play a key role in Derby's employment and community growth in the future. While the community may have a limited ability to influence the national and global trends related to the major employers, the focus session participants felt the community could position itself in a manner to take advantage of future employment and population growth in the metropolitan area by enhancing its already attractiveness as a place to live, work, and play.

Participants strongly supported directing future community growth in a "smart" manner, based on an "effective" plan. Another key issue was the protection of McConnell Air Force Base from incompatible land uses. It was further recognized that Derby must market itself, as well as maintain affordable housing options in order to attract new residents and businesses to the community.

The following are the top economic development issues for Derby's near and long term as identified by the focus session participants:

Top Issues:

1. **Future growth of Derby should occur in a "smart" manner and with "effective" planning. Smart growth should be balanced and avoid the pitfalls of "too rapid growth".**
2. **Protect McConnell Air Force Base and address the impacts from changes of Boeing plant ownership and its employment adjustments.**
3. **(tie) Address the cost of growth and how growth needs are financed.**
3. **(tie) Provide affordable housing for diverse incomes.**
3. **(tie) Provide land for industrial growth.**
3. **(tie) "Sell" and market Derby, both internally to residents of the city and externally to the metro area and beyond.**

Participants strongly supported directing future community growth in a "smart" manner based on an "effective" plan

Other Issues Identified:

- Provide equitable distribution of infrastructure improvements throughout the city.
- Provide enhancements to the Arkansas Riverfront and open space.
- Provide an adequate future water supply at a reasonable cost.
- Provide technical training and information technology services.

- Quality development consisting of a mix of residential and commercial uses and variety of housing types.
- Provide starter jobs for local teens.

Future Land Use and Infrastructure Issues & Opportunities



In recent years Derby has experienced steady single-family residential growth and is now experiencing a greater number of national chain stores, home improvement centers, and restaurants that typically follow suburban areas with similar residential growth and demographics. Participants recognized that Derby’s general growth pattern will likely continue mostly to the east and northeast in the immediate future, which will continue to create encroachment issues for McConnell Air Force Base as well as existing large acreages in the county’s unincorporated area.

The key issues for future development and infrastructure identified by participants were related to the preferred development pattern for Derby and the other jurisdictions in eastern Sedgwick County. Participants generally felt that

new growth should occur in a manner that respects existing land uses or developed properties and that growth plans and/or policies should be developed to minimize future conflicts.

The following are the top six future land use and infrastructure issues identified for Derby’s near and long term:

Top Issues:

1. **Work with other cities and the county for a common vision, identification of future growth areas, and annexation policies.**
2. **Provide a “smart” growth plan to identify speed, direction, diverse land uses, and balanced growth, with adequate infrastructure to serve growth areas.**
3. **Address the needs of aging neighborhoods.**
4. **(tie) Protect the mission interests of McConnell Air Force Base and address the recommendations of the JLUS (Joint Land Use Study).**
4. **(tie) Provide “digital” infrastructure and information technology.**

Participants generally felt new growth should occur in a manner that respects existing developed properties and minimizes future conflicts

4. (tie) Grow in a manner that is fair to existing large acreages (greater than 5-acres).

The JLUS provides recommendations to minimize potential future conflicts with the maximum mission capability of McConnell AFB

Other Issues Identified:

- Take advantage of the Arkansas River asset.
- Future growth should provide a variety and mix of land uses to avoid a strip of single uses.
- Provide an equitable distribution of parks in the existing and new areas of the city.
- Determine the financing method and who should pay for future infrastructure needs.

Appendix

B

COMPREHENSIVE PLAN

City of Derby, Kansas



Planning Policy Charrette

Appendix B - Planning Policy Charrette

Simply stated, a Charrette is a hands-on, interactive workshop intended to help participants solve complex planning and design problems. The concept of a Charrette was borrowed from the French beaux-arts system of architectural/planning education. Design students were given a building/planning program and a limited period of time to generate an architectural/planning proposal of specific solutions. Professors would pull a “small wooden cart” through the class to collect the drawings at the end of the working period; that “small cart”, which held the sum of everyone’s ideas and concepts, was called a Charrette.

Introduction

A “Planning Policy Charrette” workshop was conducted in June 2005 with community members and key stakeholders order to build upon and address critical issues identified during the May 2005 public Focus Session and from other meetings and interviews with community members and key stakeholders. The principal purpose of the Charrette process was to gain detailed insights into the issues impacting Derby and the preferred future of the City, while building consensus for goals and preferred solutions.

The Derby Charrette workshop was organized into teams, which addressed issues grouped into three general topics of “Quality of Life”, “Economic Development”, and “Future Land Use & Infrastructure”. Public input and discussion at the Charrette served as the basis for many of the recommendations of the Comprehensive Plan. The process for **Issues Identification** used at the Session was a structured idea-sharing process. Participants were provided workbooks, maps, aerial photos, markers, and other tools to record their preferences, goals, objectives, actions, and strategies for resolving the issues identified during the Focus Session.

The break-out groups discussed the following series of issues:

4. **Quality of Life:** Issues that influence the character and image of Derby as well as the community assets that make Derby desirable to residents and visitors. Specific issues of discussion focused on the following:
 - “Smart” and Balanced Growth
 - Parks, Open Space, and Recreation
 - Community Services
 - Community Image
 - Relationships between the City and Derby School District

5. **Economic Development:** Issues related to retaining and attracting businesses and residents. Specific issues of discussion focused on the following:
 - “Smart” and Balanced Growth
 - McConnell Air Force Base / JLUS Recommendations
 - Cost of Growth
 - Diverse and Affordable Housing
 - Image, Marketing, and Employment

6. **Future Land Use & Infrastructure:** Issues related to preferred development patterns and the intensity and location of land uses in and around the City. Specific issues of discussion focused on the following:
 - Growth Policies
 - “Smart” and Balanced Growth
 - Aging Neighborhoods
 - McConnell Air Force Base / JLUS Recommendations
 - Development Regulations

Summary

Following is a summary of the various responses, comments, and discussion notes identified by the various break-out groups.

QUALITY OF LIFE ISSUES & OPPORTUNITIES

1. **“Smart” and Balanced Growth:**
 - Concentrate on existing areas and do not focus on new annexation.
 - Stop looking at the Arkansas River as a barrier and consider it a reserve.
 - Develop a relationship to downtown area (K-15).
 - Conduct area plans for Rock Road and K-15.
 - Conduct area plans for Rock Road and the older neighborhoods.
 - Steer growth toward schools, senior citizens to smaller homes away from family homes.
 - Provide amenities within walking distance.
 - Stake claim to future land area before Wichita and Haysville grow into them.
 - Direct growth to the east and northeast. Southern growth is limited due to the school district boundary.

Implementation Strategies

- Conduct an Arkansas River Corridor study.
2. **Parks, Open Space, and Recreation:**
 - Even big parks are full many days already.
 - Could the County enhance the Arkansas Riverfront as a park and open space amenity? Provide passive park without buildings.
 - Preserve floodplains as passive parks.
 - Cannot build homes in the floodplain corridors. Keep natural.
 - The distance between current facilities is too far for kids to walk.
 - New developments should provide linkages to the hike and bike system.
 - Create a Green Space Ordinance. Work with School District on land acquisition.

- Develop the riverfront as park / open space amenity.
- Create hike and bike path linkages to the City of Wichita and Sedgwick County paths.

Implementation Strategies

- Provide for a regional park in the north / east
- Provide recreational facilities in the north / east
- Provide new park land and trails in the Arkansas riverfront
- Do not accept land dedication if it is not useable.
- Develop amenities on the park lands that we have.

3. Community Services:

- Promote joint development of facilities, such as school-park & recreation – public library facilities on publicly owned land.
- The community is underserved by the present location of the library.
- Take a look at St. Mary’s property.
- City/ Bus Barn Coop – provide and open up other opportunities for agencies.
- The north part of the city is underserved – almost on all facilities – churches, city facilities, athletics, etc.
- Need a hotel.

Implementation Strategies

- Target the north side of town for new community facilities.
- Target new community facilities on the Taglewood property, St. Mary’s, Bus Barn, Arkansas River, K-15, park lands in the north and east
- Target a new hotel and community meeting facility along Rock Road.

4. Community Image:

- Positive images presented by the community include: schools (still one high school), hike and bike paths, DRC, statues in parks, Rock River Rapids, large number of churches, public services.
- Negative images presented by the community include: lack of central business district, El Paso Village.
- Image is good / community feels it is that!
- Residential influence keeps a good feeling.

Implementation Strategies

- Establish minimum housing standards.
- Provide enterprise zones to assist with renovations.
- PRIDE recognition – lawn of month.
- Upgrade Madison / Meadowlark <fences>

5. Relationships between the City and Derby School District:

- Include DRC in scenarios.

Examples of successful school programs that impact the larger community:

- Still only one high school – athletic programs draw community together.
- Mentoring programs.
- Senior greeters.
- DECA program with business.
- Vocational programs.
- SRO – police to schools.
- Sharing of buildings / facilities

Implementation Strategies

- Encourage dialogue and require any new public buildings to go through a joint facility committee.

ECONOMIC DEVELOPMENT WORKBOOK

1. **“Smart” and Balanced Growth:**

- There is a need to conduct area plans to plan for appropriate land uses and establish development standards.
- The City should conduct transportation planning studies.
- Look at the north and east areas where the quality of long-term development is critical to the city’s future, with the north being most critical for convenience.
- Future growth planning should address north on Rock Rd. and east to Butler County.
- Don’t grow too fast to devalue property.
- Developers help pay for infrastructure.
- Parking – enforce standards, possibly change standards.
- Provide buffer zones along growth areas.
- Standards for development may not be appropriate.

Implementation Strategies

- Study the following areas to plan for appropriate land uses: Greenwich Road, Buckner, Meadowlark / K-15 area, frontage road/ Nelson Drive, and the northeast.
- Identify primary growth area.
- Annexation – forced annexation.
- Create 5, 15, 25 year plan.
- Identify process and standards.
- Stick with standards for development.
- Attract bigger business for employment and residential opportunities.

2. **McConnell AFB / JLUS Recommendations:**

- Prevent additions in the accident potential zone.
- People should be told about noise contours before purchasing – disclosure.
- It is important to keep the AFB in town.
- For future economic growth it is necessary to implement the recommendations of the McConnell JLUS and identify a protective buffer area on the City’s Future Land Use map for land located in the 1994 noise contours.

Implementation Strategies

- The JLUS recommendations should be implemented if it is important to keeping the base in town. It should be secondary to approach and flight path, because we all get used to it after a while.
- Provide disclosure.

3. **Cost of Growth:**

- Developers should help pay for infrastructure.
- Maintain what we have before expanding.
- Growth shouldn’t devalue what’s already here.
- Refer to elected leaders for options and responsibilities for financing the infrastructure and community facilities.

Implementation Strategies

- Developers and benefit districts should be used to finance infrastructure improvements.

4. **Diverse and Affordable Housing:**

- Due to our aging population condos and retirement communities should be pursued to keep residents here. But maintain balance.

- Developers offer supply and demand. City can't dictate housing. People will dictate that by what they're willing to buy.
- Overall, do not feel there is a need for alternative housing products. We've done this pretty well with apartments and older homes.

Implementation Strategies

- Identify a process for identifying potential areas in the future to target for rehabilitation and revitalization.
- Providing multigenerational housing is important.

5. **Image, Marketing, and Employment:**

- Big businesses help small businesses in many ways.
- Positive images of the community are presented by: Rock River Rapids, school system, statues, wide sidewalks, parks, lack of exposed utilities, community pride (curb appeal).
- Negative images are presented by the look of north K-15, the old water tower, traffic flow.
- Don't want to be elitist. Someone has to work. Promote all opportunities.
- Ration demand by price and land use.

Implementation Strategies

- Target the old water tower area for enhancements.
- Provide DVDs to market Derby and to show what we talk about. Interview professionals as to why they are here.
- Designate future industrial and office developments in areas where we don't want residential – where we want to limit liability – north of 63rd Street.

FUTURE LAND USE AND INFRASTRUCTURE

1. **Growth Policies:**

- Plan for long-term growth as far north as we can (possibly coordinate with the school district boundary).
- Continue future growth for the next 10-20 years to the east and northeast.
- Communicate planning efforts first – coordinate with Wichita and surrounding areas.
- Develop and prioritize areas for annexation.
- Concerned about acreages being gobbled up by growth.
- Concerned about the quality of what is developed – slippage in standards and making exceptions on parking – caving in to developers.
- Large businesses won't have a problem with parking – smaller businesses may sacrifice parking for a better location.
- Do the city's standards need to be changed?
- If we maintain good standards, where does business growth occur?
- Don't grow too fast to devalue people who already live there. Tends to devalue older homes.
- Where should the line be drawn?
- Developers have helped pay for infrastructure for newly developed areas.
- City needs to enforce when infrastructure is done.
- Common sense should dictate when certain things are done.
- McConnell preservation.
- Develop and annexation plan – support for services in long run.

Implementation Strategies

- Communicate and prioritize future growth areas.
- Address long-term growth to the north and east.
- Revitalize older areas

- Preserve McConnell AFB missions now and in the future.
- Revitalize the older areas and neighborhoods.

2. **“Smart” and Balanced Growth:**

- Linear strips of commercial development preferred.
- Use alternative housing products as buffers between commercial and single family.
- Do not encourage “new urbanism” developments.
- Conduct area plans for certain areas of the city, with conditions – citywide plan taken into consideration first.
- It is most important for the city to conduct transportation planning studies for future development areas along major roadways.
- Use recreation areas to buffer between residential and commercial.
- Cheap growth dangerous to older areas.
- Isolated area for manufacturing.

Implementation Strategies

- Study the 63rd Street corridor for appropriate zoning and planning.
- Study the South Rock Rd. corridor. Stay residential.
- North Rock Road should be planned commercial.
- Provide industrial/employment in the North Rock Corridor north of 63rd Street.
- 95th Street and Rock Road should be targeted for zoning and planning.
- East-West arterials – use of “parkways” along 47th, 63rd, 71st, etc.
- Use green belts.
- Transportation study on Greenwich Road.

3. **Aging Neighborhoods:**

- Target specific areas of Derby for rehabilitation or revitalization – sewers are caving in, property not kept up.
- Pursue implementing neighborhood rehabilitation programs or grants for older areas.
- Yes, there are targeted infrastructure improvements needed in the older areas.
- The City should look at federal government options for assistance.
- Rental restrictions.
- Improve infrastructure.
- Code enforcement.

Implementation Strategies

- Code enforcement in older areas.
- Update infrastructure.
- Rehabilitate and revitalize, and better code enforcement for area north of Happy Plant.

4. **McConnell AFB / JLUS Recommendations:**

- Continue supporting McConnell AFB.
- Implement the JLUS recommendations.
- Respect the area -- adjacent region to “protect” the future missions of the AFB.
- Agreements to compensate land owners for “holding” land and not developing or selling. Requires \$\$.

Implementation Strategies

- Cooperate with McConnell and work together with City of Derby. Do not allow commercial or housing to encroach.

5. **Development Regulations:**

- Keep planning ahead of development!
- Finalize 20 year comprehensive plan including input from this session.
- Must respect and be compatible with existing acreage properties.
- Develop a transition policy. Look at this policy carefully.
- Avoid annexation holes.
- Provide complementary structures – depending upon existing structures.
- Use landscape and green space for new developments to grown in a manner that is compatible and respects existing acreages.
- Designate green space.
- Use parkways for transportation feeders, buffers between areas, and beautification.

Implementation Strategies

(none identified by participants)

Appendix

C

COMPREHENSIVE PLAN

City of Derby, Kansas



McConnell AFB

Joint Land Use Study

Appendix C - McConnell Air Force Base

Over the past few decades the Department of Defense has instituted a cooperative process to evaluate land use and development trends on property adjacent to active military installations across the county. Such process is referred to as a Joint Land Use (JLUS) Program and once completed is used to identify actions that could be taken by the military institution and surrounding communities to solve existing problems and prevent future ones from occurring.

Joint Land Use Study

The current KC-135 aircraft operations at McConnell have less impact on land surrounding the Air Force Base than previous missions

A JLUS program was completed in May 2005 for the McConnell Air Force Base, including the release of a final report prepared for the City of Derby, City of Wichita, and Sedgwick County. The study area contained over 22,200 acres representing the local area of influence around the Base, including the northern portion of Derby, unincorporated areas of Sedgwick County, and southeastern portions of Wichita. The Derby portion of the JLUS extended north of Meadowlark Road / 71st St. South between Clifton Avenue on the west and S. Greenwich Road on the east.

One of the primary goals of the JLUS study was to develop a *preferred land use plan* that could be used to guide future development on land within the area affected by operations at McConnell AFB in order to minimize potential future conflicts with McConnell's mission. Affected areas were defined by three distinct boundaries including, the Clear Zones/Accident Potential Zones (CZ/APZ), the 2004 Noise Contour Area, and the 1994 Noise Contour Area.

The JLUS indicates there is no need to regulate the larger noise impact area (1994 noise contours) with the existing mission activities of the KC-135 aircraft. However, at this time it is unknown if or when the missions at McConnell may return to the maximum mission with significantly more impacts. Therefore, the JLUS considered alternative land use strategies that allow for flexibility in land development and management activities around the Air Force Base. A Base Realignment and Closure (BRAC) list was released in May 2005 which provided no major recommended changes to McConnell's mission. President Bush and Congress must act on the list by the fall of 2005.

The May 2005 JLUS report recognizes Comprehensive Plan updates underway by both the City of Derby and the Wichita-Sedgwick County Metropolitan Area Planning Department. Due to the uncertainty of possible future mission changes at McConnell AFB, the JLUS recommended the cities' and county's future land use plans continue to



Maintaining McConnell's maximum mission capability will require flexibility and cooperation from all parties involved in the land use planning process including Derby, Wichita, Sedgwick County, the U.S. Air Force, and property owners

be geared toward land use conflicts associated with the larger 1994 AICUZ areas. The JLUS further recommends that the future land use plans “*remain somewhat flexible at this time and the existing zoning remain in place and/or the LUCG recommendations be followed in developing new land use regulations for the next two or three years, or until such time as a more definitive determination is reached by the U.S. Air Force and/or the Department of Defense, regarding the long-term status of possible future missions at McConnell.*”

The JLUS report provides recommendations to address the “existing mission”, as well as short-term and long-term recommendations for preserving the “maximum mission” capability. A summary of existing mission recommendations impacting Derby include the following:

- Continue to use and revise current regulatory requirements to manage growth with the Clear Zone (CZ)/ Accident Potential Zone (APZ) areas through the Zoning Ordinance, with some revisions to existing standards to comply with federal Land Use Compatibility Guidelines (LUCG).
- Amending building codes to institute noise level reduction measures as recommended in the LUCGs for the remaining undeveloped area within the 2004 Noise Contour Area.
- Establish a real estate disclosure process to notify prospective buyers that they are purchasing property in an area that is susceptible to noise impacts.
- Initiate land protection/acquisition in CZ/APZ areas in order to minimize potential land use conflicts and reduce long-term cumulative impacts of development in these areas.
- Maintain Future Land Use Plans geared toward minimizing land use conflicts associated with the 1994 AICUZ areas. Future land use should remain somewhat flexible and existing zoning remain in place until a more definitive determination of the long-term future mission is reached.
- Address security concerns that could potentially occur due to land use development within a predetermined perimeter around McConnell AFB with a cooperative review process that includes representatives of McConnell AFB, the Cities of Derby and Wichita, and Sedgwick County.

Long-Term recommendations for minimizing land use conflicts that could potentially affect McConnell's maximum mission capability focus on the remaining undeveloped land within the 1994 Noise Contour Area. Such recommendations would only be implemented if it is determined, within the next two or three years, that McConnell's mission status will be expanded and that such a change would involve a return to aircraft operations that affect land within the larger 1994 AICUZ area. The primary areas impact in the Derby would be the undeveloped growth area north of 63rd St. South and potential growth area west of K-15 and west of the Arkansas River. The long-term **maximum mission** recommendations are summarized as follows:

- Regulate land use activities during the interim period by applying the LUCG standards to proposed development within the 1994 Noise Contour Area.
- Purchase of noise-sensitive areas as an alternative to regulatory methods for preserving land within the maximum mission noise contours.
- Acquire easements for noise-sensitive areas as an alternative to fee-simple acquisition of land.
- Use transfer of development rights (TDR) to manage location of future development. The TDR concept involves transferring some of the property's development rights to another location where they may be use to intensify allowable development.

- Land banking of land in the maximum mission area. An entity such as the governing body could acquire a substantial amount of land available for future development within a given region for the purpose of implementing a public land use policy.
- Public/private leaseback of land to control types of development permitted – leaseback is a financial arrangement in which the land is acquired and controlled, but not necessarily occupied, by the owner. The land could be leased back by the purchaser for specific uses in accordance with the approved plan for the area.

All of the actions recommended by the JLUS require continuous formalized cooperation among officials from the Cities of Derby and Wichita, Sedgwick County, and the U.S. Air Force. The JLUS recommends joint meetings on a regular basis and open exchange of information regarding possible changes in private land uses and mission operations at McConnell AFB.