

Garden City, Kansas Existing Studies Report Comprehensive Plan (2000-2015)

Six Functional Plan Elements:

- Natural Resources
- Land Use
- Housing
- Economic Development
- Public Infrastructure
- Public Facilities

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Vision for the Future (Summary of vision statements):

- Promote Beneficial Economic Growth, Development and Renewale.
- Ensure Sound and Integrated Planning Citywide with Consistency of Implementing Ordinances, Regulation and Development Approvals.
- Promote the Growth of the City's Urban/Suburban Areas.
- Provide Adequate Public Services at a Reasonable Cost.
- Promote Adequate Housing at a Reasonable Cost.
- Protect the Environment.
- Conserve the County's Natural Resources.
- Preserve and Enhance Historic, Cultural, Open Space and Recreational Lands and Structures.
- Assist the Local Businesses Economic Development Efforts.

(Pages 5-6)

History:

Civil War Era founding centered around horse trade, railroad and agriculture. Hit hard during Depression and Dust Bowl. Army Air Force Base Flying School during war brought prosperity. 10,000 residents by 54'. 60s and 70s saw agricultural and manufacturing growth. 18,000 residents by 1980. The 90s saw the expansion of Packing Plants and ethnic changes to community. Main Street is a 'hodge-podge' of architecture due to rapid growth. 6,000 residents came to Garden City between 1980 and 85', creating major growing pains. In light of rapid expansion of town and town services, preservation of historical elements have been overlooked in the past and should be cared for in the future.

(Pages 8-16)

Projected Growth:

42K residents by 2010. Obviously, the 00s have not seen the expected population growth of the previous 20-30 years.

Citizen Input:

- The need for better coordination and communication in planning and timing in utility line extensions.
- Suggestions for improving agency response to development applications.
- Support for a City plan for growth, instead of case-by-case response to proposals.
- Recommendations for revised street design requirements and easements policies.
- Housing rehab tax programs.
- Housing needs.
- Residential Parking concerns.
- Transportation needs.
- Quality of life issues.
- Conservations.
- The City's assets include its green spaces...
- Economic development efforts are needed (for diverse job opportunities)...
- Concerns about maintaining groundwater quality...
- The city should work to retain the small town character...
- The need for more aggressive City action to control trash dumping...

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Natural Resources Element:

Air Quality (Goals/Policies)

- Increase city efforts to maintain or improve existing air quality
 - Encourage extension services to utilize techniques that minimize...
 - Encourage agricultural/manufacturing operations to research all available resources to decrease the odor..
- Establish construction and development standards that maintain or improve existing air quality. (ALL SHOULD BE IDENTIFIED WITH COORDINATION WITH CITY PLNG DEPT)
 - **Adopt policies for dust management.**
 - **Adopt urban/suburban road construction standards that minimize dust generation**

(Pages 27-28)

Water Quantity and Quality (Issues)

- **Underground septic, oil, or abandoned wells should be identified.**
- Quality of groundwater and Arkansas River water.
- Water Availability.

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Water Quality (Goals/Policies)

- Preserve the quantity and quality...
 - Support programs to monitor groundwater...
 - Encourage the efficient use of water resources through ed...
- Promote the efficient use of water supplies...
 - Encourage water conservation programs...
 - Encourage the conservation of water through ed efforts...
 - Encourage changes in landscape that reduce water use...

(Pages 35- 36)

Natural Resource (Goals/Policies)

- Manage hillside development densities, locations and project designs to minimize impacts on the city's natural resources and aesthetic character,..
 - Limit Max devel densities to 8,500 sqft on 15-30% slopes and 10,000 sqft on greater than 30% slopes...
 - Encourage the use of clustering and other design alts...

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Energy (issues)

- Efficiency
- Use of Alternative Energy Sources

(Pages 38-39)

Energy (Goals/Policies)

- Encourage the efficient use of alternative energy sources by residential and non-residential users.
 - Support the use of solar energy through ed efforts.
- To encourage energy conservation through more efficient design, materials, equipment and practices.
 - Encourage the use of energy conserving materials (eg. composite lumbers), equipment and design in new construction and rehabilitation projects.
 - Encourage design in new construction to utilize an 'energy conservation insulation envelope' to assure maximum strength of structure to ascetics and conservation of energy to cool and heat the structure considering the general city standards adopted for minimum heat gains and losses.
 - Encourage efforts to educate residents and businesses about energy conservation techniques.

- o Encourage use of 'terra' energy efficient heating and cooling systems through its code practices.

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Noise (Goals/Policies)

- Minimize noise levels throughout Garden City and, wherever possible, mitigate the effects of noise to provide a safe and healthy environment.
 - o Establish standards for noise and land use compatibility.
 - o Use this comp plan and implementation regulations to separate noise sensitive land uses from existing and planned future noise generators.

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Scenic Resources (Goals/Policies)

- Preserve, protect and enhance scenic routes and vistas that characterize the rural beauty of Garden City.
 - o Should develop criteria for designating scenic and history areas and encourage their preservation.
 - o Should coordinate with the county to provide aesthetically appealing corridors entering Garden City.

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Land Use

Land Use Issues

- Accommodation of Expected Future Growth. Plan establishes 15 years of growth. The plan is anticipating continued growth.
- Distinctive Community Character. Focuses on small town community character. Identify areas already served by existing city infrastructure to establish infill development.
- Land Use Compatibility. Consult the Land Use Diagram (Exhibit VI.5 this image is not included in the pdf document I recieved)
- Development Guidance and Flexibility.
- Cost Effective Provision of Adequate Infrastructure. Describes how the city can achieve it's goals and policies in a logical, incremental and efficient manner.
- Growth Monitoring.

(Page 45-46)

Review Exhibit VI.3; Land Use Categories in Planning Areas (Page 51)

Citywide Land Use (Goals/Policies)

- Retain the beauty, the natural setting, and the 'small town' character...

- Establish and maintain its land use plans to provide areas for different types of future land uses and intensities...
- Identify sufficient locations for residential and non-residential development to accommodate growth anticipated through the year 2015, with the provision of additional land use capacity for market choice and flexibility.
- Locations for commercial and industrial uses should be identified to support...
- Use its planning and development regulations to protect residential neighborhoods from encroachment of incompatible activities or land uses which may have a negative impact...
- Proposed non-residential structures adjacent to residential neighborhoods shall be designed and located to protect the privacy of residences.
- Development adjacent to a park or public open space should be designed to facilitate public access to, and use of, the park while minimizing potential conflicts between park users and residents of the development.
- In reviewing development proposals , Garden City should consider issues of community character...
- Encourage future patterns of development and land use that reduce infrastructure construction costs...
- Give first priority to development of vacant or under-utilized land within these growth areas (Infill) and second priority to development that expands the community.
- Encourage future use patterns for the public schools in the categories of :
 - Joint operations
 - Playgrounds
 - Baseball, soccer, tennis
 - Fine Arts Auditorium
 - Community Festivals
- Use the comp plan land use diagram to graphically depict Garden City's desired community Form and character.
 - All of the policy statements under this goal are not really worth review. Simply said, they go into great detail the simple fact: "the land use diagram should guide but not dictate growth."

(Pages 59-62)

- To provide procedures and policies for city consideration of changes in the use of land in public ownership.

- o Again, policy statements elaborate on the point made in the statement above.

(Page 62)

- To identify particular areas in Garden City for commercial and industrial development, consistent with Garden City's Economic Development goals.
 - o Encourage the design of new commercial centers to be integrated into the community, or compatible infill, rather than as small individual strip development projects.
 - o Shall use design standards for commercial development to ensure proper setbacks, parking, ect.
 - o Shall use design standards for commercial development to ensure that these developments take use of collector or larger roadways and not residential streets.
 - o Encourage development that incorporate natural features into the site and support alternative energy sources.
 - o Garden City shall discourage strip commercial development and encourage 'nodes' of commercial development.
 - o All other policy statement call for design guidelines to avoid and/or mitigate incompatible uses.

(Pages 62-63)

Urban Area Plans (Goals/Policies)

- To recognize the distinct character of individual communities and encourage land uses consistent with a community's own objectives.
 - o Overlay Zone vs Land use designation; the more specific shall apply.
 - o City shall adopt or modify overlay zones with the public participation.

(Page 64)

- To provide a process to consider changes in the City's plans for development area identified adjacent to the city limits which in the opinion of the Area Planning Commission and the Governing Body's will soon become part of the city.
 - o Policy statements describe the annexation process including zone change of country land in anticipation of city annexation.

(Pages 64-65)

Development Review

- To provide a development review process that is open to the public, consistent, predictable and designed to achieve the goals of the Comprehensive Plan.
 - o Shall periodically review its development review process...

- Ensure that adequate public notice is provided...
- (Page 65)

Growth Monitoring

- To regularly monitor the type and location of development occurring in Garden City.
 - Should keep accurate records of the type and locations of development approvals that it grants.

(Pages 65-66)

- To monitor and evaluate changes in Garden City's quality of life, including it's natural resources, economy, public services, fiscal condition and community character.
 - Should monitor reports and other information regarding changes, trends and projections affecting the quality of life...

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Land Use Element Amendments (Goals/Policies)

- All goals and/or policy statements within this section go into great detail the steps necessary of the planning review board to amend the comp plan land use plan. I will not reiterate here. These elements are found on pages 66-67 for future review.

Historic Preservation

Preservation issues

- Preservation of Cultural Heritage.
- Protecting natural Resources of Historic Value.

(Page 70)

Historic Preservation (Goals/Policies)

- To preserve Garden City's Historic resources as physical reminders of Garden City's past and as unique focal points t shape it's identity.
 - Should promote the preservation of sufficient historic resources, in number and type, to evoke the distinctive character of Garden City at significant stages in its history.
 - Work with other public agencies...
 - Encourage prep of informational materials to educate City residents...
 - Development plans in historic areas should further the preservation of these areas.

(Pages 70-71)

Hazard Management

Hazard Management Issues

- Informing Residents about Natural Hazards.
- Improving available Information.

(Page 73)

Hazard Management (Goals/Policies)

- Reduce the effect on City Residents of Natural Hazards due to flooding.
 - Use FEMA maps
 - No construction in floodplains
 - No storage of hazardous materials in floodplain
 - Use zoning authority to establish appropriate uses in floodplains
 - Use cluster development to allow for development of lands affected by floodplains while keeping residential structures outside floodplain areas.

(Pages 73-74)

- To reduce the effect on City residents of wild land fire hazards.
 - Inform residents

(Page 74)

- To reduce the risks due to hazardous materials and wastes.
 - Review use, storage, transport and disposal of hazardous materials...
 - Consider storage sites natural features...

(Page 75)

Housing Element

Housing Element Issues

- Housing Types and Densities. A mix of housing types is preferred.
- Affordable housing.
- Housing for persons with special needs.

(Pages 77-78)

Housing Element (Goals/Policies)

- To meet the housing needs of Garden City's projected 2015 population through retention of existing dwellings and construction of new housing units.
 - Garden City should identify substandard housing and promote the revitalization and rehab of these structures as a first priority.

- Should identify target housing groups, or areas to encourage the Neighborhood Revitalization Act. These areas are identified on Exhibit VI.8.
- Implement fair housing standards.
- Require annual registration of multi-family dwelling units with the City Clerk

(Pages 78-79)

- To provide locations for a wide variety of housing types.
 - Encourage a diversified mix of housing types...
 - Provide for factory built homes as an affordable form of housing.
 - Use cluster development to permit flexibility and environmental protection
 - Should recognize unique characteristics of senior housing and encourage provision...
 - Should identify developer incentives to encourage needed housing types
 - Encourage construction of front porches and a reduced setback from 25 to 15 feet.

(Pages 79-80)

- To provide for housing affordable to persons of all income levels.
 - Promote mixed-use development as a means...
 - All other policies directed at creating/providing low income housing.

(Page 80)

- To reduce the risks to City residents due to flying debris during tornadoes.
 - Review adequacy of shelter in multi-family housing units.
 - Require appropriate shelter structures
 - Other more specific policy statements here.

(Page 82)

Economic Development Element

Economic Development Issues

- Progressive Economic Growth. Economic Diversity is key.
- Provision of jobs for the resident labor force.

(Pages 84-85)

Economic Development (Goals/Policies)

- To support environmentally responsible commercial and industrial development, which promotes a diverse, and stable City economy.

- Support the retention and expansion of existing city businesses...
- Assist business marketing efforts.
- **Target tourism activities**
- Should assemble an Economic Development Host Committee as the initial welcoming agent of the city...
- Encourage innovative and environmentally friendly businesses to develop...

(Pages 85-86)

- To encourage economic development at appropriate locations throughout Garden City.
 - Land use element and overlay plans should identify areas designated for future commercial and industrial...
 - Development and redevelopment in historic areas should further preservation...

(Pages 86-87)

- Support Economic development, which provides employment opportunities for residents at a variety of skill levels.
 - Support job-training...
 - Cooperate with school districts...

(Page 87)

Public Infrastructure

Public Infrastructure Issues

- Planning for Facilities. Provide adequate capacity to meet demands in the most cost-effective manner.
- Ensuring Adequacy of Facilities.
- Extending Facilities. By encouraging compact growth patterns, annexation wherever possible and carefully reviewing proposals for facility extension, the City and County can minimize capital and maintenance costs for public facilities and services.
- Financing Facilities.
- Establishing Criteria. Garden City should develop design criteria necessary to define the requirements necessary to develop new areas of the City.

(Page 90)

Public Infrastructure (Goals/Policies)

- To Plan for facilities to meet the needs of Garden City's growing population.
 - **Should discourage the proliferation of small service districts formed immediately outside it's limits...**

- Capital Improvements should be increased in phases which will be most cost effective...
- Developers will be responsible for all infrastructure on their property. Costs for oversized infrastructure to handle linkages from existing systems will be born by the City and may be collected via development fees as other adjacent developments come on line.

(Page 91-92)

- To direct new development to locations within the City Limits thus causing infill development or to adjacent urban overlay areas, where public facilities can be provided in a timely manner and a sense of community can be created or enhanced.
 - Should use it's zoning regulations to promote growth in or adjacent to existing developed urban areas where adequate public facilities are available.
 - Encourage infill development, and annexation of urban overlay areas where existing public facilities are adequate to meet demands of such development.
 - Within Urban Development Areas, Garden City shall discourage subdivisions and other developments activities that area not served by adequate public facilities, unless such facilities can be provided by the developer at established levels of service.

(Pages 92-93)

- To ensure that public facilities are designed and phased to adequately meet the demands from new development.
 - The City should use its regulatory power and Capitol Improvement Plans to ensure public facilities are available when demanded...
 - New developments should be constructed with public facilities that will accommodate all planned uses not just those initially constructed.
 - The City shall consider the development potential of adjacent land when determining the adequacy of public facilities to serve development...
 - The City should establish a standard formula for allocating the capacity of facilities built with joint public-private funding.
 - When development is proposed at a lower residential density, or with less intense non-residential uses than would be consistent with the City's Comprehensive Plan, the City shall review and condition the initial development approval so large lot developments could be subdivided into greater densities in the future.
 - Garden City should develop a process to collect funds for oversized infrastructure in Urban Development Areas still in Finney County and

later to reimburse developers based of fees from subsequent developments that benefit from the oversized facilities.

(Pages 93-94)

- To establish an equitable system for funding the costs of new public infrastructure.
 - New development shall be required to fund its fair share of the costs for public facilities needed to serve it.
 - The costs of expanding existing facilities and services shall be borne by those creating the need for expansion...
 - The developer of a tract shall be responsible for installation of all on-site improvements, as well as the provision of on-site and off-site easements and rights-of-way.
 - When improvements are a condition of development approval Garden City shall require security for those improvements at the time of approval. Security may include cash escrow, letters of credit, performance bonds, or other alternatives specifically approved by the City.
 - The City may adopt development fees or require developer contributions through development agreements to finance system improvements in new City development and UDA's.

(Pages 94-95)

Water Systems

Water Systems Issues

- Providing for Adequate Water Supplies. The City must define reasonable and affordable standards of adequacy for water supply to serve various types of development.
- Using Water Resources Wisely.
- Groundwater Protection. It is less costly to prevent contamination than to treat or remediate the same during cleanup.

(Page 96)

Water Systems (Goals/Policies)

- To plan and provide for adequate water supply systems, at levels appropriate to meet the service and emergency needs of urban development areas.
 - Should ensure provision of water services consistent with the growth planned by the Comprehensive Plan.
 - Shall require developers to provide water facilities to service proposed developments at approved levels of service.

- Levels of water service shall satisfy the minimum standards of the Kansas Department of Health and Environment.
- Water systems should be designed to provide for emergency water needs.
- Connection to an organized water system should be required for all projects in Urban Development Areas.
- Garden City shall provide water testing... Water rights on property no longer needed for Ag purposes should be turned over to the City upon annexation.
- A Groundwater Protection Plan in the process of development shall be reviewed and approved...

(Pages 96-97)

- To promote the efficient use of water supplies through water conservation efforts.
 - Encourage water conservation programs...
 - Encourage water conservation through ed programs...
 - Encourage water conservation through water saving plantings and proper lawn maintenance techniques.

(Page 97)

- To provide coordination by the City and County Districts for the planning and operation of public water systems.

(Page 97-98)

Wastewater Systems

Wastewater System Issues

- Providing for Adequate Wastewater Facilities.
- Coordinating Wastewater Planning. By coordinating the design of wastewater systems at the regional level the City can help minimize long term wastewater service costs. Additionally, the City may be able to capitalize on reuse of water for parks and landscape areas...

(Pages 98-99)

Wastewater System (Goals/Policies)

- To plan and provide for adequate wastewater treatment and disposal systems, at levels appropriate to meet the needs of the community.
 - The City may approve temporary use of private wastewater systems if they are designed with the regulations of KDHE...
 - The City shall support efforts to reuse effluent for irrigation, wetlands production, or other activities...

- To provide coordination by the City for the planning and operation of public wastewater treatment and disposal systems.

(Page 99-100)

Flood Control Drainage

Flood Control/Drainage Issues

- **Providing Adequate Flood Control/Drainage Facilities.** The City must monitor changes in floodplain caused by natural events...
- **Coordinating Drainage System Planning.** Planning a flood control/drainage system is a multi-jurisdictional endeavor because floodwaters ignore jurisdictional boundaries.

(Pages 100-101)

FloodControl/Drainage (Goals/Policies)

- To coordinate flood control/drainage system improvements with planned land uses throughout the City.
 - **Drainage studies shall be required for all proposed development projects...**
 - **Developments should not increase runoff from the site.**
- To Establish and maintain a system of natural and manmade drainage ways that are effective in carrying Stormwater and are compatible with the character of the City's drainage basins and its natural resources.
 - **Encourage the design and location of flood control/drainage facilities that are integrated with open space and landscaped areas.**
 - **The City should consider public safety, appearance, recreational use, and economical maintenance and operations in the design of flood control/drainage facilities.**
 - **The City will encourage flood control/drainage system design alternatives with maintain a natural appearance.**
 - **The City should require that flood control/drainage facilities be designed and constructed to minimize the intrusion of pollutants and excess sediments into sensitive areas.**

(Pages 101)

Transportation

Transportation Issues

- **Securing Funding for Needed Highway Improvements.**
- **Key Growth Corridors.** Need to protect city arterial roadways from inappropriate land uses.
- **Surface Transportation Plan.** Need to re-evaluate this plan to identify changing needs and/or priorities.

- **Design Standards.** Developers should be required to perform a Transportation study to determine the development's impact on the local street network.
 - Review Recommended Improvement Program (2000 – 2015)
 - Pedestrian & Bicycle Facilities. Exhibit VII.11 shows the existing and funded pedestrian-bicycle facilities and those proposed at this time.
- (Pages 101-118)

Transportation (Goals/Policies)

- To plan, construct and maintain an efficient transportation system that is adequate to meet the mobility needs of City residents and businesses.
 - Should provide transportation facilities with capacity to serve the growth planned by the comp plan.
 - Should prioritize, phase, and schedule transportation system improvements...
 - **Should coordinate with KDOT ...**
 - Should monitor traffic conditions and studies to assess changing needs...
 - Streets shall be designed to provide safe access for all vehicles...
 - On-site local and collector streets shall be constructed by developers in accordance with City Regulations...
 - Roadway designs should be appropriate to the function of the road and anticipated traffic volumes...
- To promote compatibility between roadway improvements, land use patterns and natural features.
 - Should use the development review and approval process to ensure that road improvements and rights-of-way are adequate to serve planned land use.
 - **Shall require traffic impact analysis for major developments...**
 - Single Family residences generally should not take access directly from arterial streets...
 - Should develop buffering standards...
 - City should develop access spacing standards for arterial and collector streets...
- To minimize the impacts of automobile travel on the City's air quality, natural environment and developed communities.
 - All streets must meet design guidelines...
- To minimize automobile miles and trips in Garden City through such approaches as transportation system management, provision for transit, bicycle use and other alternative travel modes, and through land use planning.

- Encourage the development of neighborhoods that provide a mix of uses...
- Consider the needs of pedestrians and bicyclists...

(Pages 118-121)

Public Facilities Element

Park and Recreation Issues

- **Adequate Parks and Recreation Facilities.**
- Provision of Diverse Services.
- Meeting Special Needs. Growing Senior Citizen population will create a demand for programs different from those serving young City residents.
- Should Review Recreation Standards (Page 124-128).

(Pages 122-131)

Park and Recreation (Goals/Policies)

- To meet the recreational and open space needs of residents Citywide, with sites that provide for active recreation, specialized recreational opportunities and enjoyment of natural areas.
 - Should directly or indirectly provide for parks and recreational services to meet city needs...
 - Should continue to work with the schools in the development and maintenance of school/park sites...
 - Endeavor to provide community parks in areas of significant population...
 - Should locate and design parks that create distinct boundaries gateways or focal points...
 - Park provision should be a part of other development project review...
 - Should periodically assess the need for new facilities...
 - Parks should be connected to pedestrian/bicycle paths in addition to city streets; when possible.
 - Support the creation of regional parks that provide access to unique natural areas and that expands or enhances opportunities...
 - Should encourage development projects to contribute to the acquisition or improvement of identified community parks and special use facilities...

(Pages 131-132)

- To provide recreational services for unique segments of the City's population with special needs.
 - Should consider the needs of the senior population...
 - City park design shall address the needs of persons with disabilities...

(Pages 132-133)

Fire Protection

Fire Protection Issues

- Establishing appropriate levels of service.
- Addressing Fire Protection through Development Review
- Addressing Appropriate Protection with the Development of Facilities, Equipment and Personnel.

(Page 133)

Fire Protection (Goals/Policies)

- To plan and provide for adequate fire protection services at levels that are appropriate to the City's development and that of the surrounding area.
 - Encourage and assist fire townships in developing standards for levels of service...
 - Should consider inclusion of fire service standards or design requirements in its development regulations...
 - Evaluate new growth areas to assure ISO Standards are in keeping with growth...

(Pages 133-134)

Other Services and Facilities (Police, Emergency, etc.)

Other Service and Facility Issues

- Establish Appropriate Levels of Service.
- Providing Appropriate Levels of Service. The City should designate standards that are realistic in light of available public resources.

(Page 134)

Other Service and Facility (Goals/Policies)

- To support provision of adequate emergency medical services to meet the needs of City residents.
 - Encourage the provision of emergency medical...
 - Support 911 services...
 - Support the provision of services to meet the needs of City's Senior Citizens.

(Page 134)

- To promote improved coordination between the City and other governmental entities.
 - Explore options for sharing facilities and consolidating service provision...

- Include other entities in the development review process, when possible...

(Page 134-135)

Overlay Plans

Overlay Plan (Goals/Policies)

- To recognize the distinct character of individual areas and encourage land use patterns that are consistent with the goals of the Comp Plan and each area's own objectives.
 - Shall use Overlay Plan to establish special goals and policies necessary to reflect and enhance the character of specific community areas and other designated urban overlay zone areas.
 - Overlay zone policies shall apply in addition to the policies contained in other sections of the Comprehensive Plan.

(Pages 138-139)