



PLANNING AND ZONING BOARD/BOARD OF ZONING APPEALS MEETING AGENDA

**Tuesday, July 23, 2024
7:00 PM**

THE PLANNING AND ZONING BOARD SHALL HOLD ITS REGULAR MEETING IN THE COUNCIL CHAMBER IN THE CITY HALL, LOCATED AT 121 S. MERIDIAN AVE., BEGINNING AT 7:00 P.M. (MEETING WILL ALSO BE BROADCASTED ON CITY'S YOUTUBE CHANNEL AND/OR COX PUBLIC ACCESS CHANNEL 7)

A. CALL TO ORDER THE PLANNING AND ZONING BOARD/BOARD OF ZONING APPEALS

B. PLEDGE OF ALLEGIANCE

C. ROLL CALL

<input type="checkbox"/> Gary Janzen	<input type="checkbox"/> Brian Shelton	<input type="checkbox"/> Scot Phillips
<input type="checkbox"/> Paul Spranger	<input type="checkbox"/> Rick Shellenbarger	<input type="checkbox"/> Dalton Wilson
<input type="checkbox"/> Steve Conway		

D. SET/AMEND AGENDA

Motion made by (______). Seconded by (______). For____ Against____

E. APPROVAL OF DRAFT MINUTES

June 25th, 2024 DRAFT meeting minutes

Motion made by (______). Seconded by (______). For____ Against____

F. COMMUNICATIONS

1. Letter of resignation from Brian Shelton

G. PUBLIC HEARINGS BEFORE THE PLANNING AND ZONING BOARD/BOARD OF ZONING APPEALS

1. Review of LS-2024-02, application of Bradley and Stacy Barbour, pursuant to City Code 16.09., who are petitioning for a lot split involving the splitting of property the applicants own and is currently addressed as 585 W Clay Street., Valley Center, KS 67147.
 - Chairperson opens hearing for comments from the public: TIME_____
 - Chairperson closes public hearing: TIME_____

RECOMMENDED MOTION: Based on the City Staff recommendations, public comments, and discussion by the Planning and Zoning Board, I _____ make a motion to (**approve**, **deny**, or **table**) LS-2024-02. Seconded by_____. For____ Against____

2. Review of RZ-2024-02, application of KWH Investments, LLC, pursuant to City Code 17.11, who is petitioning for a rezoning of land that is currently zoned A-1, which is the City's designation for an agricultural district, to RR-1, which is the City's designation for a suburban residential district. The property is currently addressed at 825 W 77th and recently platted as SM Estates, Valley Center, KS 67147.

- Chairperson opens hearing for comments from the public: TIME_____
- Chairperson closes public hearing: TIME_____

RECOMMENDED MOTION: Based on the City staff recommendations, public comments, and discussion by the Planning and Zoning Board, I _____ make a motion to (**approve**, **deny**, or **table**) RZ-2024-02. Seconded by_____. For____ Against____

3. Review of V-2024-01, application of Max and Roy Berning, pursuant to City Code 17.10.08., who is petitioning for an accessory building to be constructed and used prior to the construction of a principal structure. Accessory building will be 1,200 square feet, located at an unaddressed location, but the lot is located just south of 5219 W 77th St. N., Valley Center, KS 67147.

- Chairperson opens hearing for comments from the public: TIME_____
- Chairperson closes public hearing: TIME_____

RECOMMENDED MOTION: Based on the City Staff recommendations, public comments, and discussion by the Board of Zoning Appeals, I _____ make a motion to (**approve**, **deny**, or **table**) V-2024-01. Seconded by_____. For____ Against____

H. OLD/UNFINISHED BUSINESS

I. NEW BUSINESS

1. Comprehensive Development Plan Update – Foster Design Associates

J. STAFF REPORTS

1. New Community Development Director Update
2. Vacancy on the Board

K. ITEMS BY PLANNING AND ZONING BOARD/BZA MEMBERS:

<input type="checkbox"/> Gary Janzen	<input type="checkbox"/> Brian Shelton	<input type="checkbox"/> Scot Phillips
<input type="checkbox"/> Paul Spranger	<input type="checkbox"/> Rick Shellenbarger	<input type="checkbox"/> Dalton Wilson
<input type="checkbox"/> Steve Conway		

L. ADJOURNMENT OF THE PLANNING AND ZONING BOARD/BZA

Motion made by _____. Seconded by _____. For____ Against____

Note to Planning and Zoning Board Members: If you are unable to attend this meeting, please contact Brent Clark (316-755-7320) prior to the meeting.

All items listed on this agenda are potential action items unless otherwise noted. The agenda may be modified or changed at the meeting without prior notice. At anytime during the regular Planning and Zoning Board meeting, the Planning and Zoning Board may meet in executive session for consultation concerning cases to be deliberated. This is an open meeting, open to the public, subject to the Kansas Open Meetings Act (KOMA). The City of Valley

Center is committed to providing reasonable accommodations for persons with disabilities upon request of the individual. Individuals with disabilities requiring an accommodation to attend the meeting should contact the Community Development Department in a timely manner, at communitydevelopment@valleycenterks.org or by phone at (316)755-7320. For additional information on any item on the agenda, please visit www.valleycenterks.org or call (316) 755-7320.

**PLANNING AND ZONING BOARD/BOARD OF ZONING APPEALS MEETING
MINUTES
CITY OF VALLEY CENTER, KANSAS**

Tuesday, June 25, 2024 7:00 P.M.

CALL TO ORDER: Board Member Shellenbarger called the meeting to order at 7:01 P.M. with the following board members present: Scot Phillips, Dalton Wilson, and Steve Conway

Members Absent: Gary Janzen, Paul Spranger and Brian Shelton

City Staff Present: Brittney Ortega and Brent Clark

Audience: Bill Fox

AGENDA: A motion was made by Shellenbarger and seconded by Wilson to set the agenda. Motion passed unanimously.

APPROVAL OF DRAFT MINUTES: Shellenbarger made a motion to approve the May 28, 2024, meeting minutes. The motion was seconded by Conway. Motion passed unanimously.

COMMUNICATIONS: None

PUBLIC HEARING BEFORE THE PLANNING AND ZONING BOARD/BOARD OF ZONING APPEALS:

1. Review of SD-2024-02, application of KWH Investments, LLC, pursuant to City Code 16.04, who is petitioning for approval of a final plat for land located east of the intersection of Ford St. and Seneca St. (currently addressed as 825 W. 77th Street N.), Valley Center, KS 67147.

Clark gave a summary of his staff report. There has been one change from the preliminary plat to the final plat. The area located on lot 1 is no longer considered to be in the designated floodplain area. Public notices were sent to surrounding property owners as well as published in the *Ark Valley News*. We did receive one inquiry, not in opposition, just looking for more information.

Shellenbarger opened the hearing for comments from the public: 7:07 PM

Bill Fox, agent for the applicant, was available for questions, but there were none.

Shellenbarger closed the hearing for comments from the public: 7:08 PM

Based on the City Staff recommendations, public comments, and discussion by the Board of Zoning Appeals, Shellenbarger made a motion to approve SD-2024-02. Motion was seconded by Wilson. The vote was unanimous.

OLD/UNFINISHED BUSINESS: None

NEW BUSINESS: None

STAFF REPORTS: Clark gave an update on the status of the open Community Development Director position.

ITEMS BY PLANNING AND ZONING BOARD/BZA MEMBERS:

Gary Janzen- absent
Paul Spranger- absent
Brian Shelton-absent
Rick Shellenbarger-none
Scot Phillips-none
Steve Conway-none
Dalton Wilson- none

ADJOURNMENT OF THE PLANNING AND ZONING BOARD/BOARD OF ZONING

APPEALS MEETING: At 7:10 P.M., a motion was made by Shellenbarger to adjourn and seconded by Wilson. The vote was unanimous, and the meeting was adjourned.

Respectfully submitted,

/s/ Brent Clark, Interim Secretary

Gary Janzen, Chairperson

From: [Brian Shelton](#)
To: [Brent Clark](#)
Subject: Brian Shelton Planning and Zoning Committee
Date: Monday, July 15, 2024 9:59:12 AM

It is with regret that I have to present you with my resignation from the Planning and Zoning Committee effective immediately.

It has been a pleasure to serve on this committee for the past four years. I look forward to continuing our relationship and finding new ways to serve my hometown.

Brian Shelton



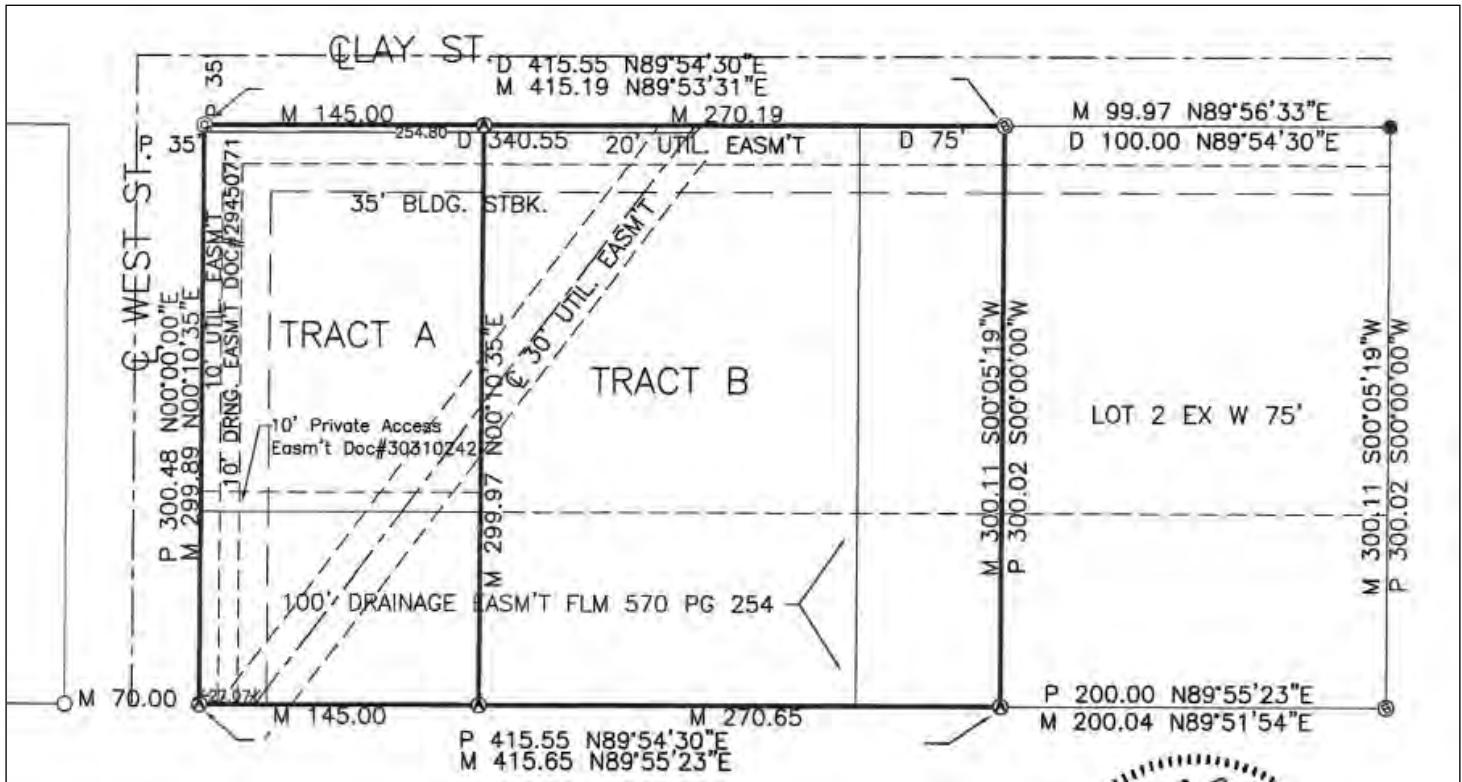
Date: June 25th, 2024

To: City of Valley Center Planning and Zoning Board

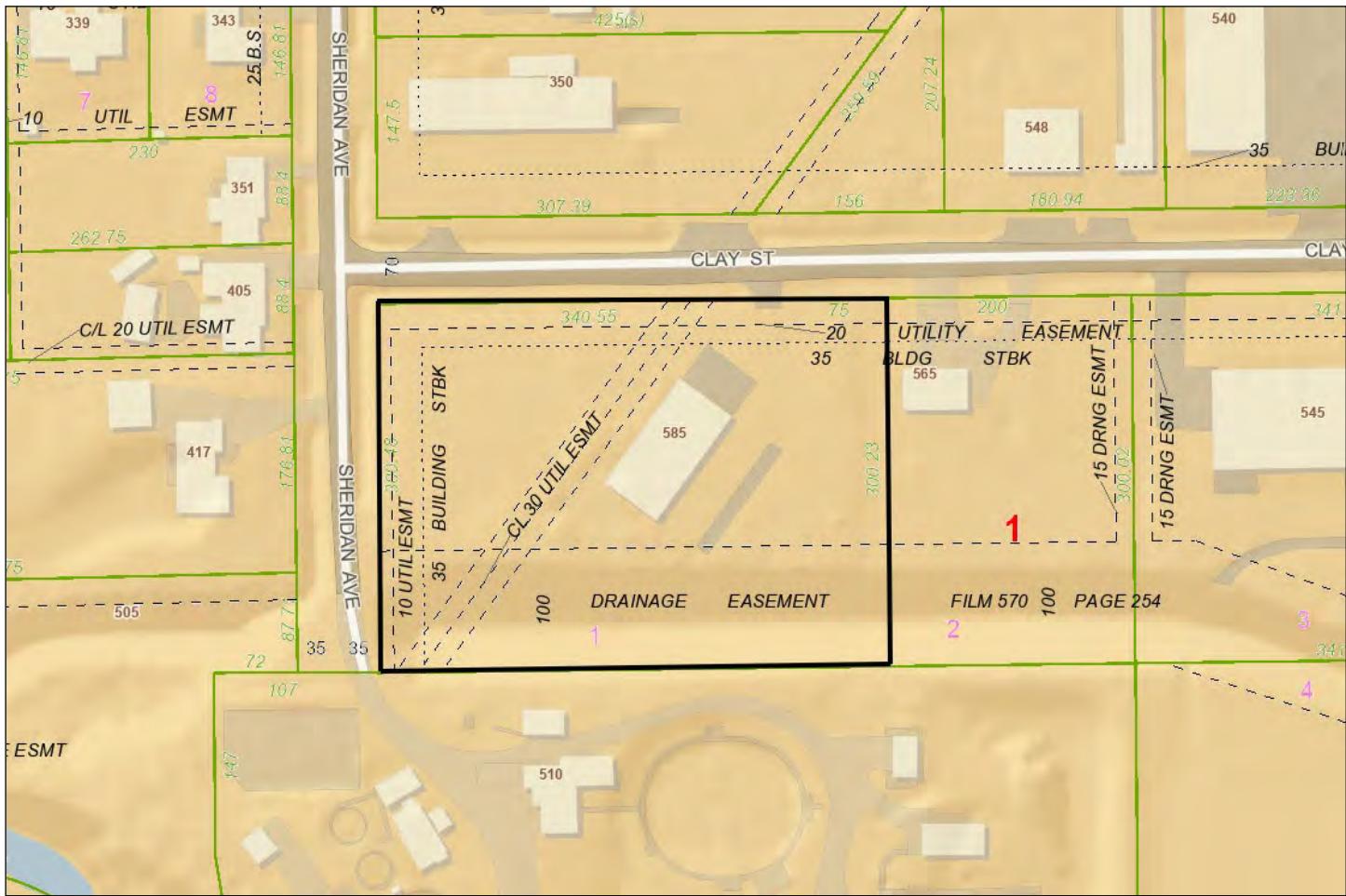
From: Brent Clark, *Interim Community Development Director*

RE: Lot Split Application (**LS-2024-02**)

Petition: Bradley and Stacy Barbour are petitioning for a lot split to divide the parcel of land located at 585 W Clay Street., Valley Center, KS 67147, into two lots as shown in the image below:



Existing Lot with Proposed New Lot Lines (approximate boundaries in black):



Staff Review Comments:

Currently, the lot includes a building that is used as a business. The land is zoned I (Industrial District). Upon approval of this lot split, the intent is to develop Tract A with some kind of new industrial building. Ground adjacent to the North, South, and East is zoned Industrial and West is R-1 B Single Family District. The completed lot split survey document is attached to the end of this staff report.

A public notice was sent out to all adjacent property owners and a public notice was published in *The Ark Valley News*. To date, there has been one response verbally against the proposed lot split and nothing formally received. Any responses received after this report's creation will be shared with the board during the July 23rd, 2024 meeting.

City staff recommends approval of this lot split application.

**LOT SPLIT APPLICATION**

Lot Split Fee - \$150.00
(non refundable after application is submitted)

Property owner(s) Name & Address Bradley & Stacy Barbour

Phone/Cell 316 650 0559 Fax#

Petitioner's Name & Address Rodney Bruntz

Phone/Cell 316-299-3279 Fax#

Email address of contact person: RB709@ATT.NET

Locaton of Lot Split 585 W Clay St

Parcel(s) numbers 00316581

Property is zoned as I1

Property shown on Valley Center Land Use Plan as Warehouse

Total acreage of Lot Split parcels 2.86

Total number of lots 2

A handwritten signature in black ink, appearing to read "Bradley Barbour".

Property Owner

5-21-24

Date

*LOT SPLIT
FOR RODNEY BRUNTZ*

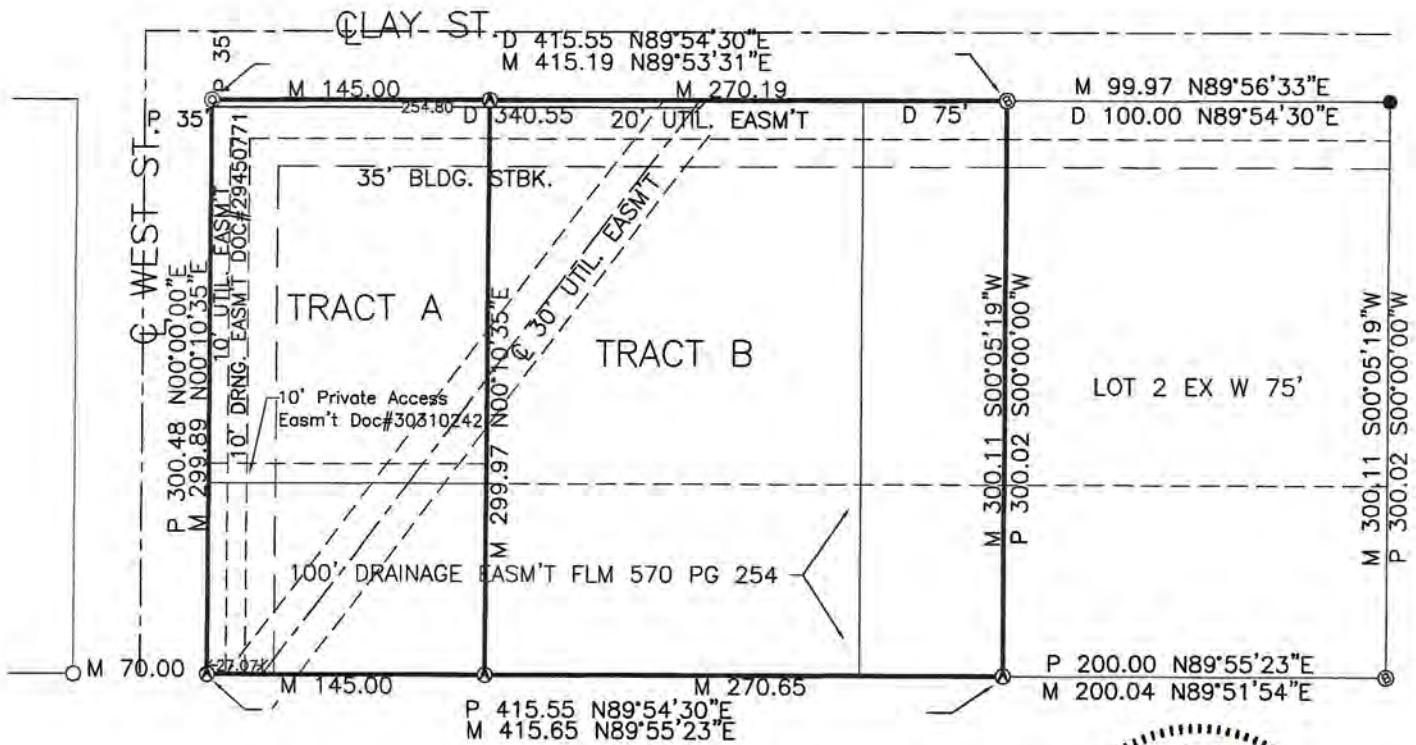
LEGAL DESCRIPTIONS:

TRACT A:

THE WEST 145 FEET OF LOT 1, BLOCK 1, VALLEY CENTER
INDUSTRIAL PARK SECOND ADDITION TO VALLEY CENTER,
SEDWICK COUNTY, KANSAS.

TRACT B:

LOT 1, BLOCK 1, VALLEY CENTER INDUSTRIAL PARK SECOND ADDITION TO VALLEY CENTER, SEDGWICK COUNTY, KANSAS, EXCEPT THE WEST 145 FEET THEREOF, TOGETHER WITH THE THE WEST 75 FEET OF LOT 2, BLOCK 2, IN SAID VALLEY CENTER INDUSTRIAL PARK SECOND ADDITION.



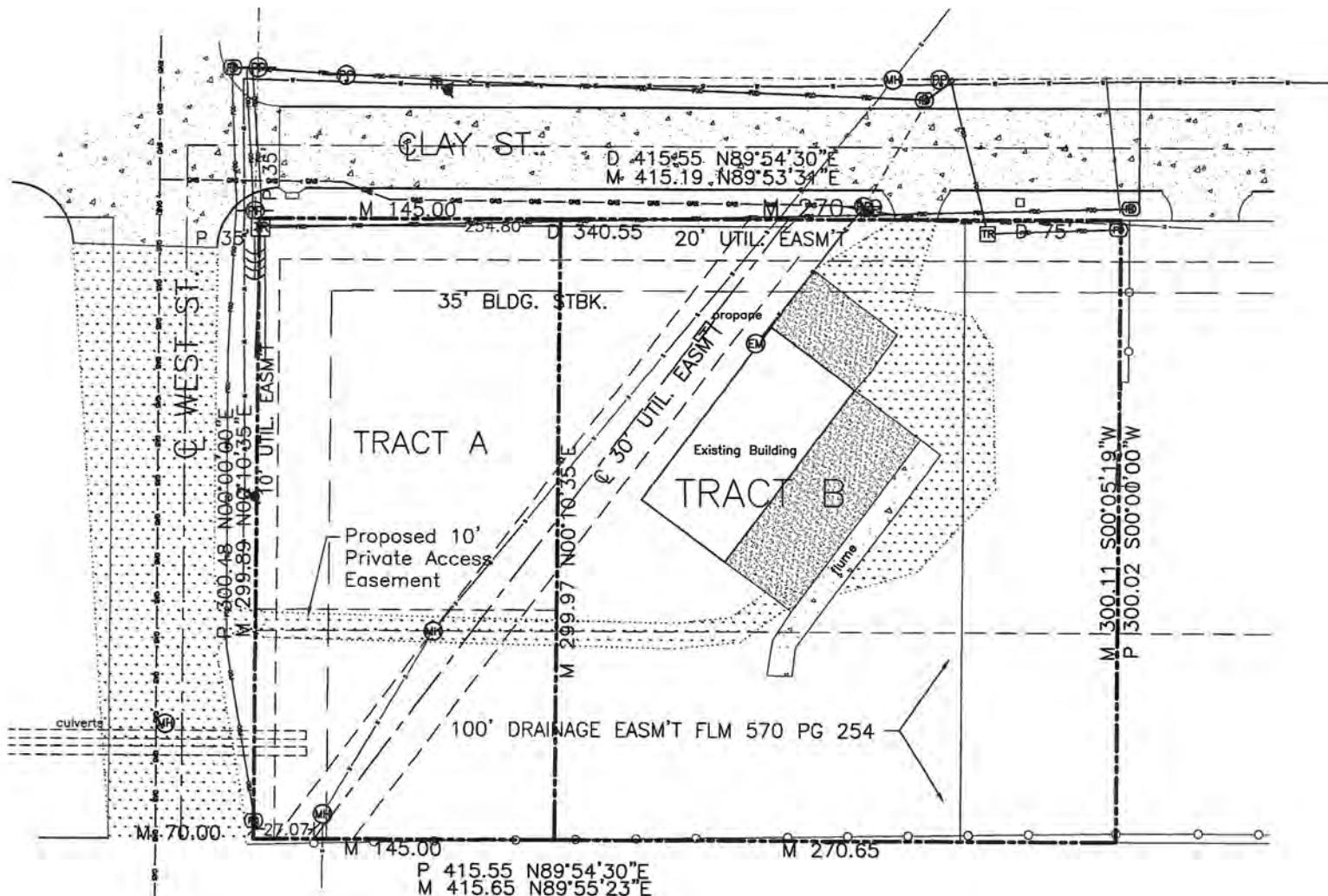
- Ⓐ - "ARMSTRONG" capped rebar set
- Ⓑ - "Baughman" capped rebar found
- Ⓒ - #4 rebar found
- Ⓓ - 3/4" iron pipe found
- Ⓔ - 1" iron pipe found
- Ⓜ - measured distance
- Ⓓ - deed distance
- Ⓒ - calculated distance



**ARMSTRONG
LAND SURVEY, P.A.**

1601 E. HARRY
WICHITA, KS 67211
PH. (316) 263-0082
mstrong.kscoxmail.com

UTILITY SITE PLAN



TR - telephone riser	-----	- subject property line
CO - cox vault	-----	- adjacent property line
AT - ATT vault	-----	- center line
FO - fiber optic vault	-----	- easement line
ET - electric transformer	-----	- setback line
EM - electric meter	□-----□-----□-----□	- wood privacy fence
GV - gas valve	○-----○-----○-----○	- chainlink fence
GM - gas meter	----VVVVVVVVVVVV----	- cable line
WV - water valve	-----	- fiber optic line
WM - water meter	-----	- buried electric line
MH - manhole	-----	- overhead electric line
CO - sewer clean out	-----	- water line
GW - guy wire	-----	- storm water line
PP - power pole	-----	- sanitary sewer line
FH - fire hydrant	-----	- gas line

SCALE 1"=80'

W.O. #42935



**ARMSTRONG
LAND SURVEY, P.A.**

1601 E. HARRY
WICHITA, KS 67211
PH. (316) 263-0082
surveys@armstrong.kscoxmail.com



Sedgwick County
Register of Deeds - Tonya Buckingham
Doc.#/File-Pg: 30310424

Receipt #: 2428014
Pages Recorded: 1

Recording Fee: \$21.00

Cashier: ttepe
Authorized By: *Tonya Buckingham*
Date Recorded: 05/23/2024 11:11:22 AM



PRIVATE ACCESS EASEMENT

THIS EASEMENT made this 23 day of MAY 2024, by and between Bradley & Stacy Barbour, owner of Tract "A" of the first part and also owner of Tract "B" of the second part.

WHEREAS: Tract A is described as: The West 145 feet of Lot 1, Block 1, Valley Center Industrial Park 2nd Addition, Valley Center, Sedgwick County, Kansas, and Tract 2 is described as: Lot 1, EXCEPT the West 145 feet thereof, Block 1, Valley Center Industrial Park 2nd Addition, Valley Center, Sedgwick County, Kansas, together with the West 75 feet of Lot 2, in said Block 1.

WITNESSETH: That the said first party, in consideration of the sum of One Dollar (\$1.00) and other valuable consideration, the receipt whereof is hereby acknowledged, does hereby grant and convey unto the said second party a perpetual right-of-way and easement for the purpose of ingress and egress purposes over, along and under the following described real estate situated in Sedgwick County, Kansas, to wit:

The North 10 feet of the South 110 feet of the West 145 feet of Lot 1, Block 1, Valley Center Industrial Park 2nd Addition, Valley Center, Sedgwick County, Kansas.

And said second party is hereby granted the right to enter upon said premises at any time for the purpose of maintaining, and repairing such driveway.

IN WITNESS WHEREOF: The said first party has signed these presents the day and year first written.

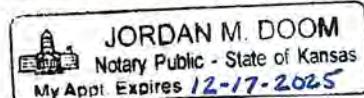
Bradley S. Barbour 5-23-24
Bradley Barbour date

Stacy L. Barbour 5-23-24
Stacy Barbour date

STATE OF KANSAS)
SEDGWICK COUNTY) SS

Be it remembered that on this 23 day of MAY, 2024, before me, a notary public in and for said County and State, came Bradley Barbour and Stacy Barbour, to me personally known to be the same person who executed the foregoing instrument of writing and duly acknowledged the execution of same. In testimony whereof I have hereunto set my hand and affixed my notarial seal day and year above written.

Jordan M. Doom
Jordan M. Doom Notary Public



My Commission Expires: December 17, 2025



Date: June 27th, 2024

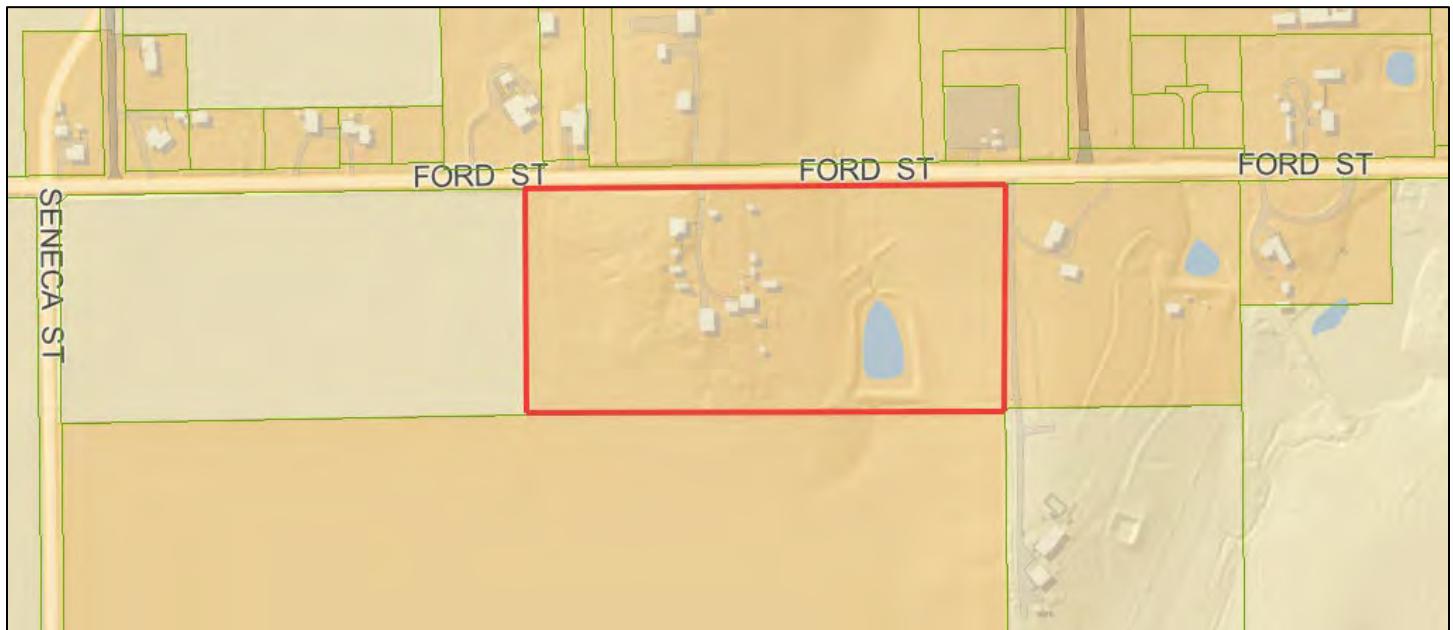
Present Zoning: A-1 (Agricultural District)

Proposed Zoning: RR-1 (Suburban Residential District)

Rezoning Application Case Number: RZ-2024-02

Applicant: Garber Surveying Services

Property Address: 825 W 77th Street N., Valley Center, KS 67147 (outlined in red below) or now known as SM Estates.



Applicant's Reasons for Rezoning: The applicant is requesting a rezoning from A-1 to RR-1 to allow development of the property into five lots for the purpose of single-family homes. This property was recently platted into five lots known as SM Estates. The applicant's request letter is attached to the end of this staff report.

Review Criteria for a Zoning Amendment per 17.11.01.H (criteria in *italics*)

1. *What is the character of the subject property and the surrounding neighborhood in relation to existing uses and their condition?*

The subject property consists of five parcels. There is an existing house on one lot and the remaining are listed for sale. Adjacent lot to the north has a vacant house and ground. The lots to the east have existing homes and are zoned RR-1. The lot to the south is zoned agricultural. The lot to the west is in the county and is vacant.

2. *What is the current zoning of the subject property and that of the surrounding neighborhood in relationship to the requested change?*

The current zoning of the subject property is A-1 (Agriculture District). The surrounding zoning and land uses are as follows:

- North: RR-1 (Suburban Residential District)
- South: A-1 (Agriculture District)

- East: RR-1 (Suburban Residential District)
- West: County (Agricultural)

3. *Is the length of time that the subject property has remained undeveloped or vacant as zoned a factor in the consideration?*

No

4. *Would the request correct an error in the application of these regulations?*

No

5. *Is the request caused by changed or changing conditions in the area of the subject property and, if so, what is the nature and significance of such changed or changing conditions?*

The rezoning request is the direct result of the applicant platting SM Estates and creating five new lots to build single family homes on.

6. *Do adequate sewage disposal and water supply and all other necessary public facilities including street access exist or can they be provided to serve the uses that would be permitted on the subject property?*

Yes, public water, street, and storm sewer services are available to the subject property. The proposed houses will have direct driveway access off Ford Street.

7. *Would the subject property need to be platted or replatted or in lieu of dedications made for rights-of-way, easements, and access control or building setback lines?*

N/A, the subject property has already been platted and does not need to be replatted.

8. *Would a screening plan be necessary for existing and/or potential uses of the subject property?*

No

9. *Is there suitable vacant land or buildings available or not available for development that currently has the same zoning?*

N/A

10. *If the request is for business or industrial uses, are such uses needed to provide more services or employment opportunities?*

N/A

11. *Is the subject property suitable for the uses in the current zoning to which it has been restricted?*

Yes

12. *To what extent would the removal of the restrictions, i.e., the approval of the zoning request detrimentally affect other property in the neighborhood?*

The rezoning request will not have a negative impact on the surrounding properties. There are already numerous RR-1 properties surrounding the area.

13. *Would the request be consistent with the purpose of the zoning district classification and the intent and purpose of these regulations?*

Yes

14. Is the request in conformance with the Comprehensive Plan and does it further enhance the implementation of the Plan?

Yes

15. What is the nature of the support or opposition of the request?

- City staff supports this rezoning. The standard public notice was published in *The Ark Valley News* and notices were sent out to surrounding property owners. Only one response has been received to date and this individual was not opposed to this rezoning request.
- Other public comments in support or opposition will not be known until the public hearing.

16. Is there any information or are there recommendations on this request available from professional persons or persons with related expertise which would be helpful in its evaluation?

No

17. By comparison, does the relative gain to the public health, safety and general welfare outweigh the loss in value or the hardship imposed upon the applicant by not approving the request?

No

City staff recommends approval of this rezoning application.

Main Office
2908 North Plum Street
Hutchinson, KS 67502
Office: (620) 665-7032
Fax: (620) 663-7401



Garber Surveying Service, P.A.

Branch Offices

511 North Poplar Street
Newton, KS 67114

206 South Main Street
McPherson, KS 67460

3206 Kimball
Manhattan, KS 66503

544 West Douglas
Wichita, KS 67203

City of Valley Center
Mr. Ryan Shrack, CPM
Community Development Director
545 W. Clay Street
Valley Center, KS 67147

Dear Mr. Shrack:

As requested, this letter is given to address the reason for requesting the rezoning of a portion of the East Half of the Northwest Quarter of Section 5, Township 26 South, Range 1 East of the 6th Principal Meridian, Valley Center, Sedgwick County, Kansas.

The purpose of the request is to rezone the property from A-1 Agriculture District to RR-1 Suburban Residential District in order to allow development of the property into five lots for the purpose of single family homes. This property will be platted as SM Estates.

Please let me know if you have any questions.

Respectfully submitted,

A handwritten signature in blue ink that reads "Daniel E. Garber". The signature is fluid and cursive, with "Daniel" on the top line and "E. Garber" on the bottom line.

Daniel E. Garber, PS



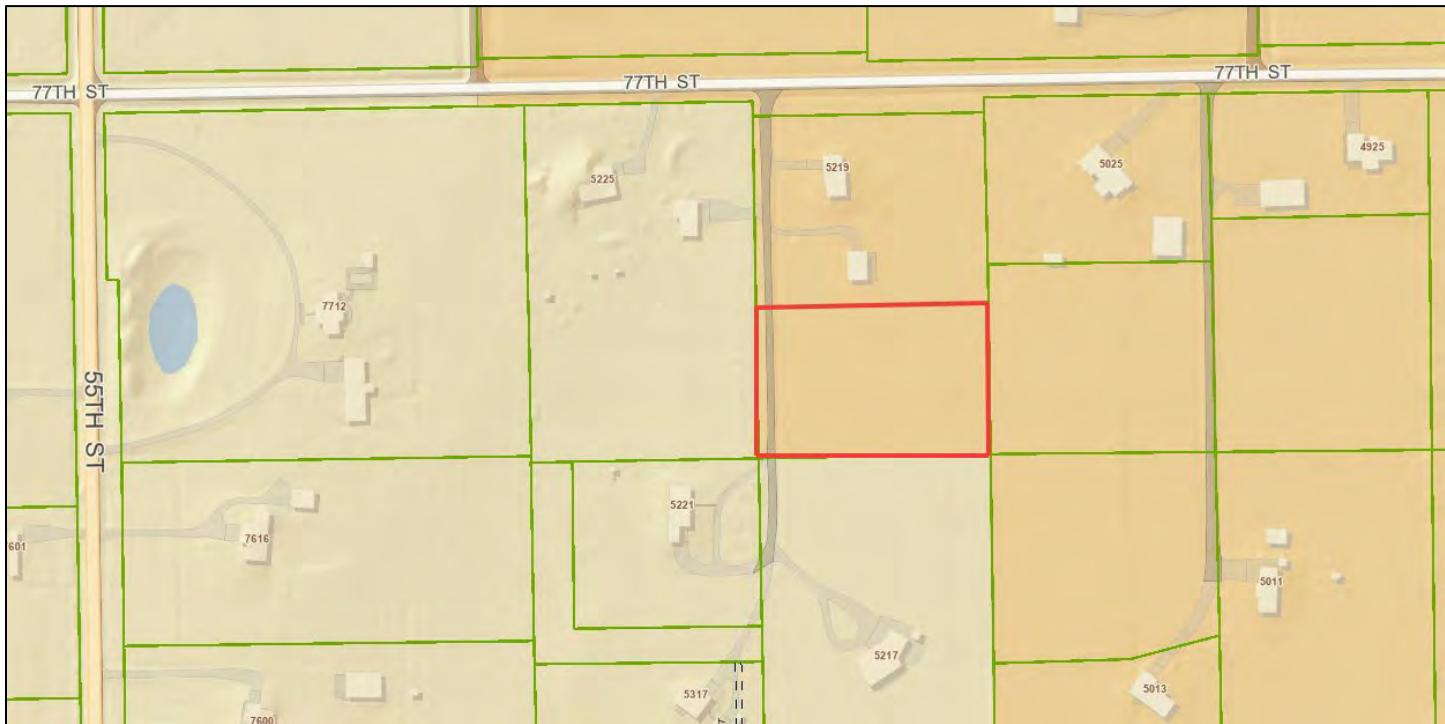
Date: June 27th, 2024

Present Zoning: RR-1 (Suburban Residential District)

Variance Request: The applicants, Max and Roy Berning, pursuant to City Code 17.10.08, are petitioning for an accessory building to be constructed and used prior to the construction of a principal structure. Accessory building will be 1,200 square feet.

Applicant: Max and Roy Berning

Property Address: Not currently addressed but lot is located just south of 5219 W 77th St. N., Valley Center, KS 67147 (outlined in red below)



Applicant's Reasons for Variance Request:

Per the City of Valley Center's Zoning Code (17.06.01.D.), no accessory structure shall be constructed and occupied, or use started on any zoning lot prior to the time construction begins on the principal structure or use to which it is accessory, except for airplane hangars built on lots, etc. The applicant is requesting to construct a 1,200 square foot accessory building prior to constructing their principal dwelling to store materials and tools to use throughout the construction of the principal dwelling structure.

Review Standards for a Variance per 17.10.08.D. (standards in *italics*):

1. *That the variance requested arises from such condition which is unique to the property in question, and which is not ordinarily found in the same zoning district and is not created by an action or actions of the property owner or the applicant.*

This variance request is unique to this property and is not the result of any actions already taken by the property owner. The surrounding neighborhood is comprised of predominately single-family homes and

multiple accessory buildings. Once completed there will be a single family home and accessory building on this lot.

2. *That granting of the variance will not adversely affect the rights of adjacent property owners or residents.*

The granting of this variance will not adversely affect the rights of adjacent property owners/residents. A public notice was published in *The Ark Valley News* and notice letters were mailed to all property owners within 200 feet of the applicant's property boundaries within city limits and 1,000 feet from the boundary outside of the city limits. To date, zero written responses have been received by City staff. However, there have been multiple calls voicing concerns against having items stored there prior to constructing a home. Any further responses received after the creation of this staff report will be shared with the Board of Zoning Appeals during the July 23rd, 2024 board meeting.

3. *That strict application of the provisions of these regulations from which a variance is requested will constitute unnecessary hardship upon the property owner represented in the application.*

The property owner will experience hardship in the fact that not allowing this building to be constructed will result in having to construct the principal structure in a different way as well as having items stored outside in the elements on a property they already own.

4. *That the variance desired will not adversely affect the public health, safety, morals, order, convenience, prosperity, or general welfare.*

The variance will not adversely affect the public health, safety, morals, order, convenience, prosperity, or general welfare of the surrounding neighbors or the community in general. There are no City-owned utilities that would be negatively affected by the approval of this variance and the proposed building to be constructed on the property. If the variance request is approved, there will still be adequate codes that the property owners will have to comply with to avoid the creation of an eye sore to adjacent property owners. Building setback requirements will also still be met.

5. *That granting the variance desired will not be opposed to the general spirit and intent of these regulations.*

The granting of this variance will not be opposed to the general spirit and intent of the referenced regulations.

Staff Recommendation: Staff recommends that the Board of Zoning Appeals grants the variance allowing for a 1,200 sq. ft. accessory building to be built prior to the principal structure as long as a timeline is established for the start of construction of the principal structure located on an unaddressed property, located just south of 5219 W 77th St. N., Valley Center, KS 67147.

Brittney Ortega

From: Audra Berning <audramarie101@gmail.com>
Sent: Monday, July 1, 2024 4:47 PM
To: Brittney Ortega
Subject: Max and Roy Berning Letter of Intent

Max and Roy Berning

316-734-5305

max.a.berning@spiritareo.com

Dear City of Valley Center,

We are writing this to formally express our intent to undertake two significant construction projects on our property that is located off 77th st, on 77th court. This letter serves as an official declaration of our plans to first build a 30x40x14 detached metal storage building with a 40x12 lean to on the left side of the building.

Phase 1- Construction of the detached metal storage building

In the immediate future, we plan to construct a metal storage building on our property. The metal storage building, after being built, will be used primarily for the storage of our equipment, such as a watering tank so that we can start planting trees out on our property. It will also be used to hold our tools and items that will eventually be moved into the house once it's constructed. The building will be built to accordance with all relevant building codes and regulations. We will obtain all necessary permits prior to commencing construction. At no time will this building be used as a living space.

Phase 2: House Construction

Approximately eighteen months after the completion of the metal storage building, we intend to begin the construction of a house on the same property. The house will be designed to serve as our families primary residence. During the intervening period, the metal storage building will play a crucial role in storing equipment and materials needed for the house construction, ensuring a smooth and organized transition between the two phases of the project.

We are committed to maintaining clear communication with your office throughout both phases of this project and will ensure that all construction activities are carried out in compliance with local regulations. I am also prepared to provide any additional documentation or information that may be required to facilitate the approval process for the metal storage building being built first.

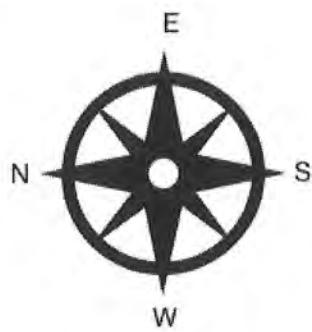
Thank you for your attention to this matter. We look forward to your guidance and support as we move forward with these construction projects.

Sincerely,

Max and Roy Berning

3d View for Max Berning 30x40 #





305°

8' x 10'
Overhead
Door

30x40

20'

Walk
through
Door

12' x 12'
Overhead
Door

105'

Drive Way
100' long
16' wide

25'

100'

256'

Road

City of Valley Center Comprehensive Plan

Planning Commission — Meeting 1 —

July 23, 2024
7:00 pm – Valley Center City Hall



David W. Foster, PLA, ASLA, APA
david@fosterdesignassociates.com

Foster Design Associates LLC
1415 East 2nd St.
Wichita, KS 67214-4119
316-262-4525

Foster Design Associates LLC



David W. Foster,
PLA, ASLA, APA

- President, Foster Design Associates LLC
- Landscape Architect & Planner –
More than 80 Comprehensive
& Neighborhood Plans
- Site Plan Review Guidelines
- Site & Landscape Plan Reviews
 - Regulatory Review
 - Design Recommendations
- Wichita/Sedgwick County MAPC –
member 12 years, past Chair



Debra Foster,
M.Arch.

- Master of Architecture, 1991,
University of New Mexico
- 30 years professional experience

Community volunteer service:

- Wichita/Sedgwick County MAPC –
member 3 years, past Chair of
Subdivision Committee
& Advance Plans Committee
- GreenWay Alliance board member
for 20 years, past president –
parks & trails nonprofit



Topics

- Planning Process & Planning Commission's role
- Land Use Plan
- Determine a Planning Area
- Community Background Data
- Input on Community Issues & Key Planning Goals
- Input on Community Questionnaire
 - distribution/collection options

Planning Process & Planning Commission's Role

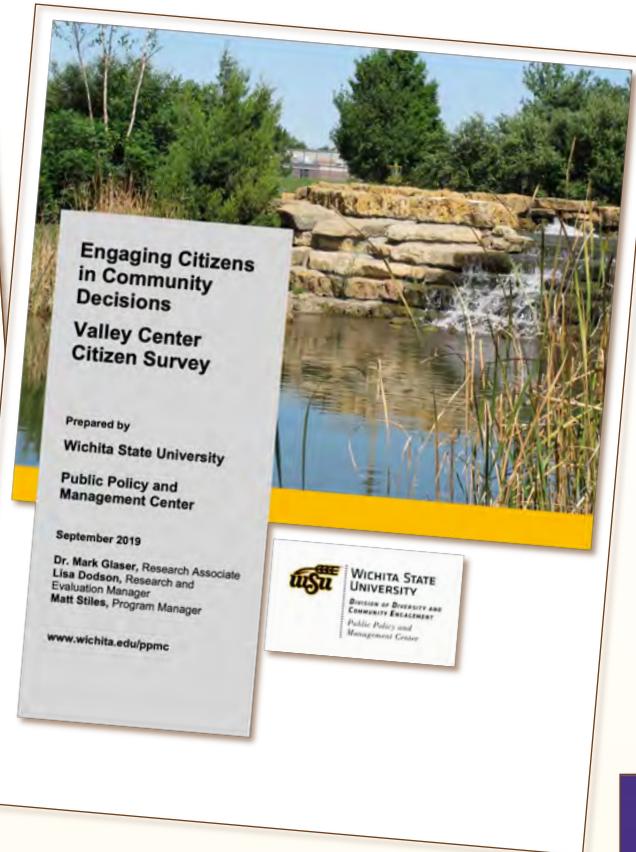
Comprehensive Plan

- A broad, inclusive and long-range program for a City's future physical development.
- An official document, adopted into law by the City's Governing Body
- Intended to guide policy decisions — so that future development will support the community's social and economic goals

Comprehensive Plan

- Required by State statute (*KSA 12-747*) in order to adopt City Subdivision Regulations or Extraterritorial Zoning or Subdivision Regulations
- A basis to make **legally defensible zoning decisions** – when based on a Comprehensive Plan they are considered "reasonable"
- Often a prerequisite for grant applications

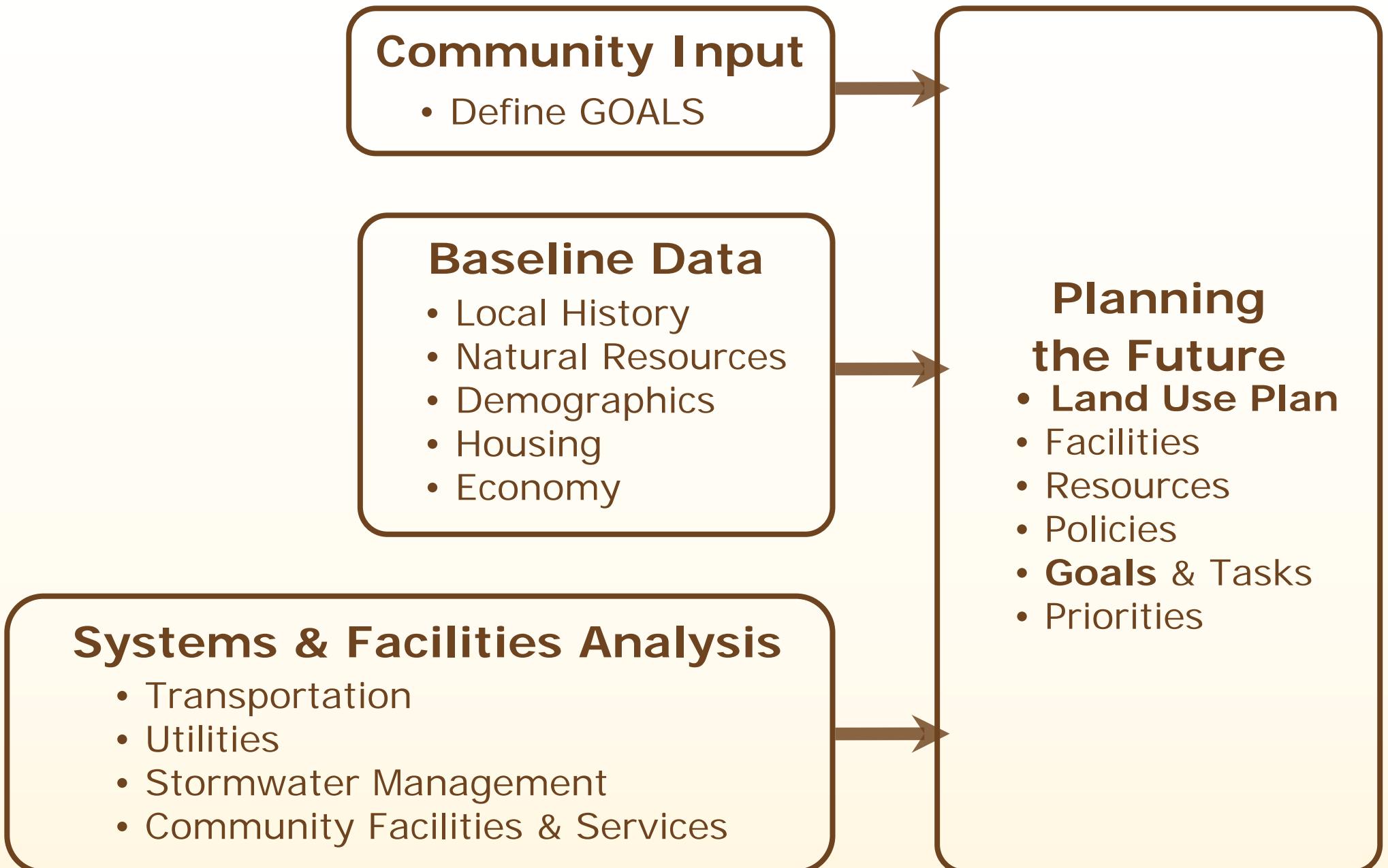
Valley Center's Comprehensive Plan



- Updates the City's *2014-2024 Comprehensive Plan*, & community goals defined in the *2019 Citizen Survey*
- 10-year Comprehensive Plan – 2024-2034
- Covers the City, plus a Planning Area



2024-2034 COMPREHENSIVE PLAN



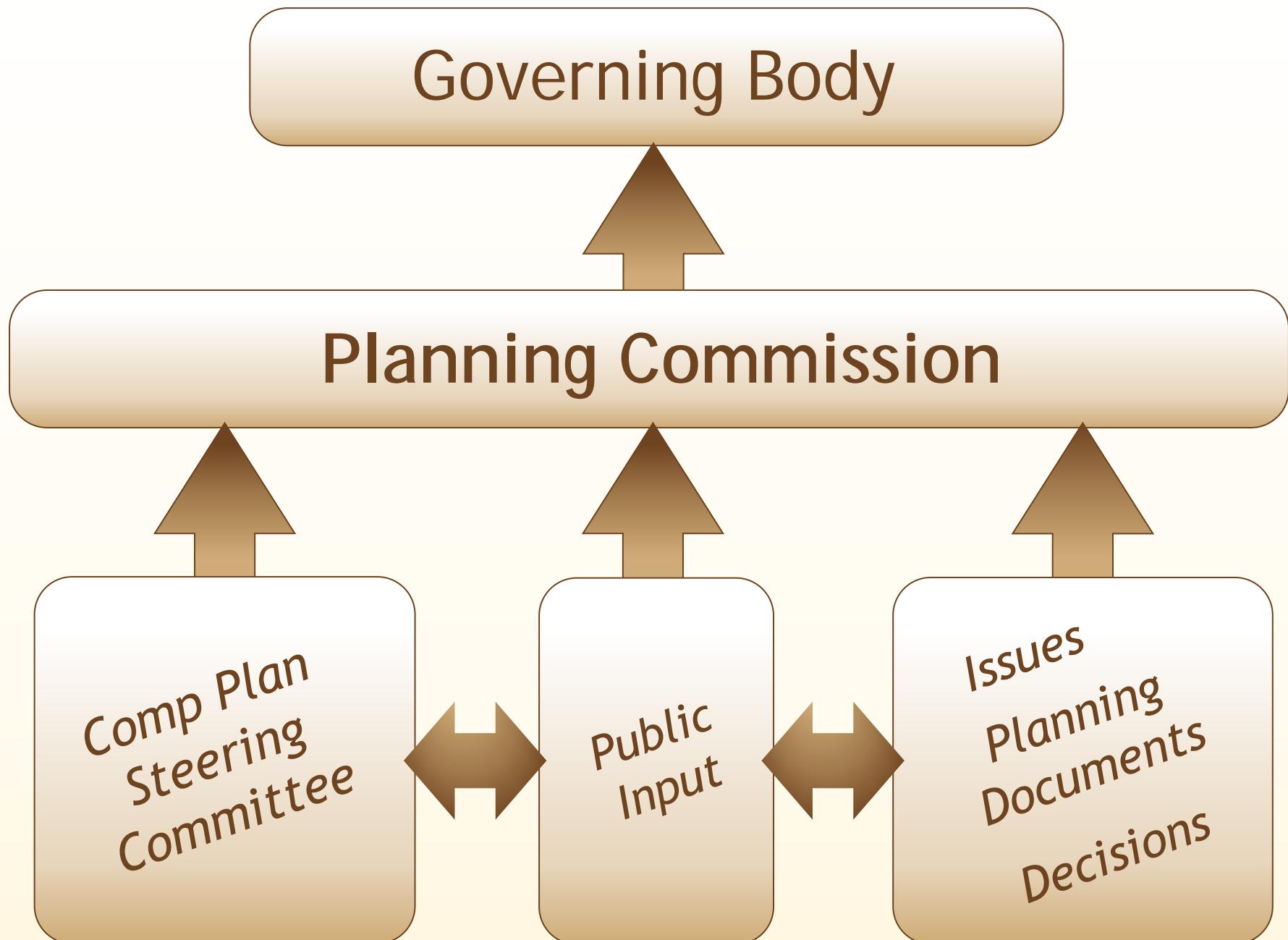
Planning Commission's Role

- Prepare, adopt and maintain Comprehensive Plan

K.S.A. 12-747(a) "A city planning commission is hereby authorized to make or cause to be made a comprehensive plan for the development of such city and any unincorporated territory lying outside of the city but within the same county in which such city is located, which in the opinion of the planning commission, forms the total community of which the city is a part."

- Review Comprehensive Plan annually & provide status report to City Council
- Determine conformance of improvement projects to Comprehensive Plan goals

Planning Commission's Role



- Staff Meeting (1)
Project Initiation
- Planning and Zoning Board Meetings (4)
4th Tuesday, 7:00 pm-
at City Hall (121 S Meridian)
- Steering Committee (3)
6:00 pm on Thursday
at City Hall (121 S Meridian)
- Public Workshop (2)
6:00 pm on Thursday
at City Hall ?? (121 S Meridian)
- City Council –
1st & 3rd Tuesday, 7:00 pm
at City Hall (121 S Meridian)
- Distribution & collection
of Community Questionnaire
- HOLIDAY / ELECTION DAY

Questionnaire:

- *Design & produce in late July & early August*
- *Distribute in late August*
- *Return deadline September 10th?*

June 2024						
Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30						

Proposed Meetings Calendar

July 2024

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30	31			

August 2024

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
				1	2	3
4	5	6	7	8	9	10
11	12	13	14			
18	19	20	21	22	23	24
25	26	27	28	29	30	31

Community BBQ
at VCHS

September 2024

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30					

October 2024

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24		
	29	30	31			

Proposed
Meetings
Calendar

November 2024

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
				1	2	
3	4	5	6	7	8	
10	11	12	13	14	15	
17	18	19	20	21	22	
PUBLIC HEARING		26	27	28	29	30

20 days minimum
Public Notice
& notice to County
& townships

December 2024

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
2	3		City Council		6	7
9	10	11	12	13	14	
	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				

Land Use Plan

LAND USE PLAN

Existing Land Use Map
documents the
distribution and interrelationships
of existing land uses.

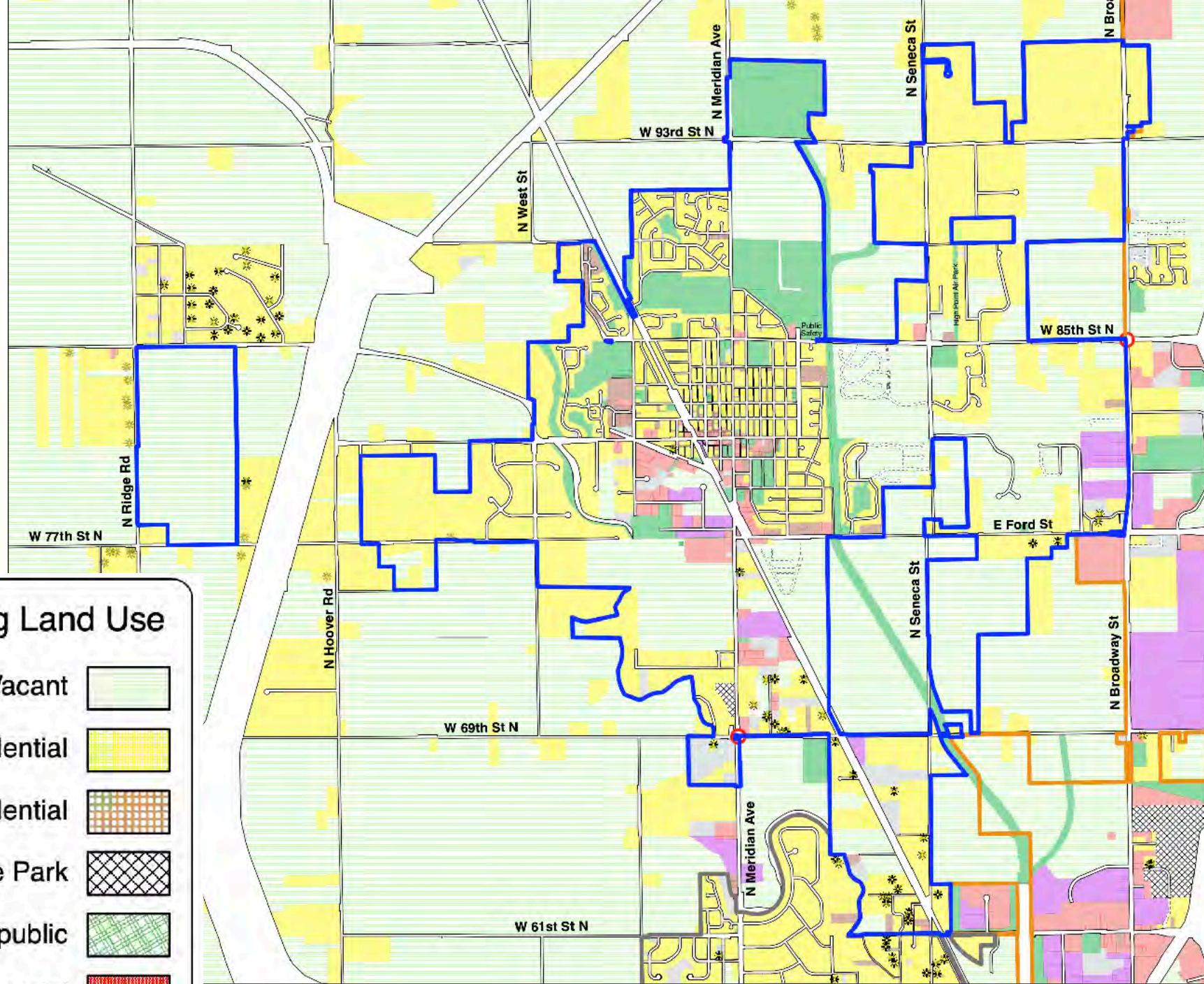
Future Land Use Map
shows how land can be developed
in patterns that support
efficient, balanced, and compatible land uses.

It also provides a legal foundation
for the judicial review of zoning cases.

Existing Land Use Map

Existing Land Use

Agricultural & Vacant	
Single-family Residential	
Multifamily Residential	
Manufactured Home Park	
Public & Semi-public	
Commercial	
Industrial	



• Not a Zoning Map!

FUTURE Land Use from Valley Center's 2014 Comprehensive Plan

CITY

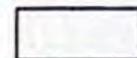
 VALLEY CENTER

Valley Center

FUTURE LAND USE

== = Future Streets

 Detention Pond

 Agriculture/Vacant

 Public & Semi-Public

 Commercial

 Industrial

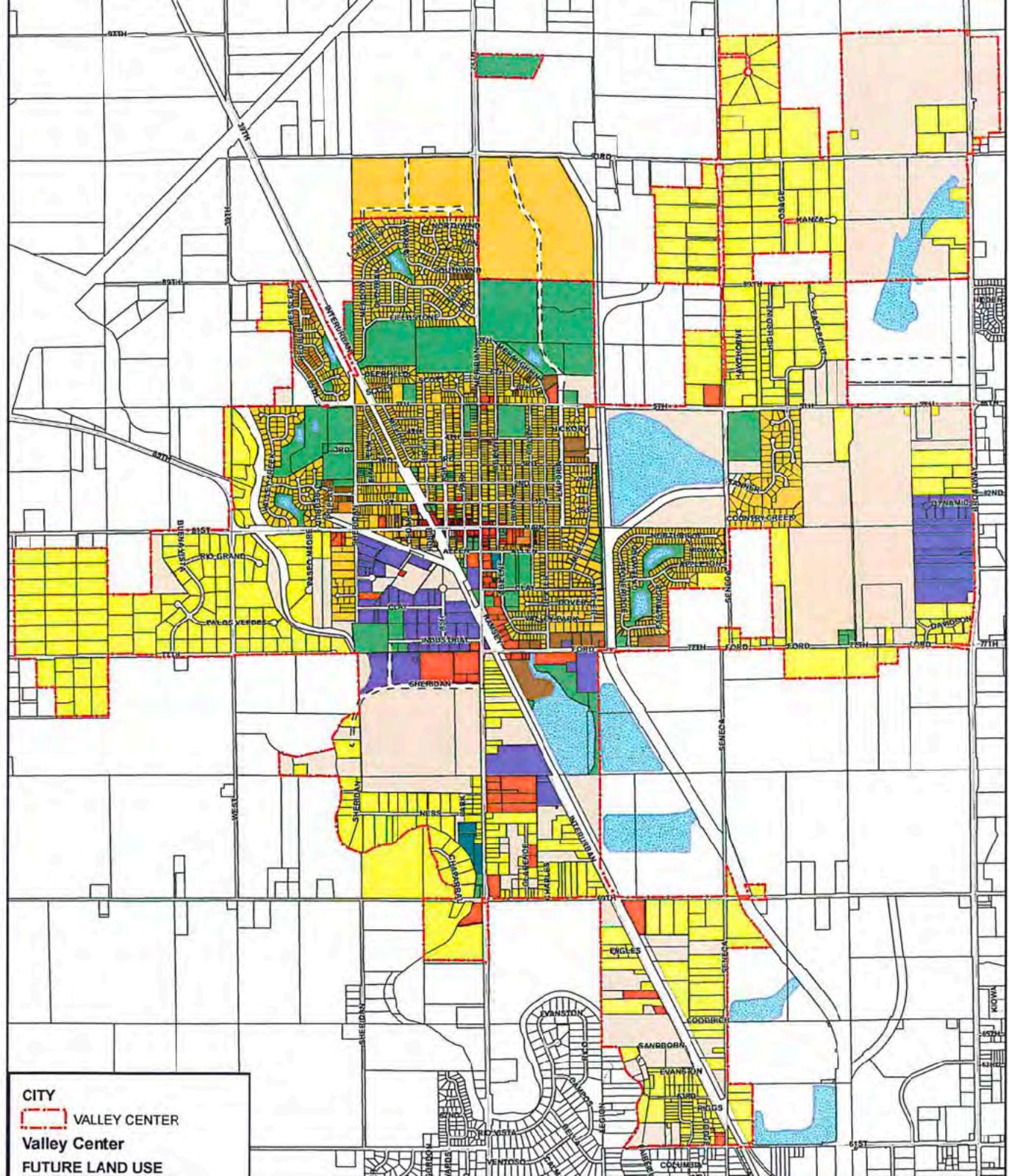
 Manufactured Homes

 Low Density Residential

 Medium Density Residential

 Multi-Family Residential

 Rural Density Residential



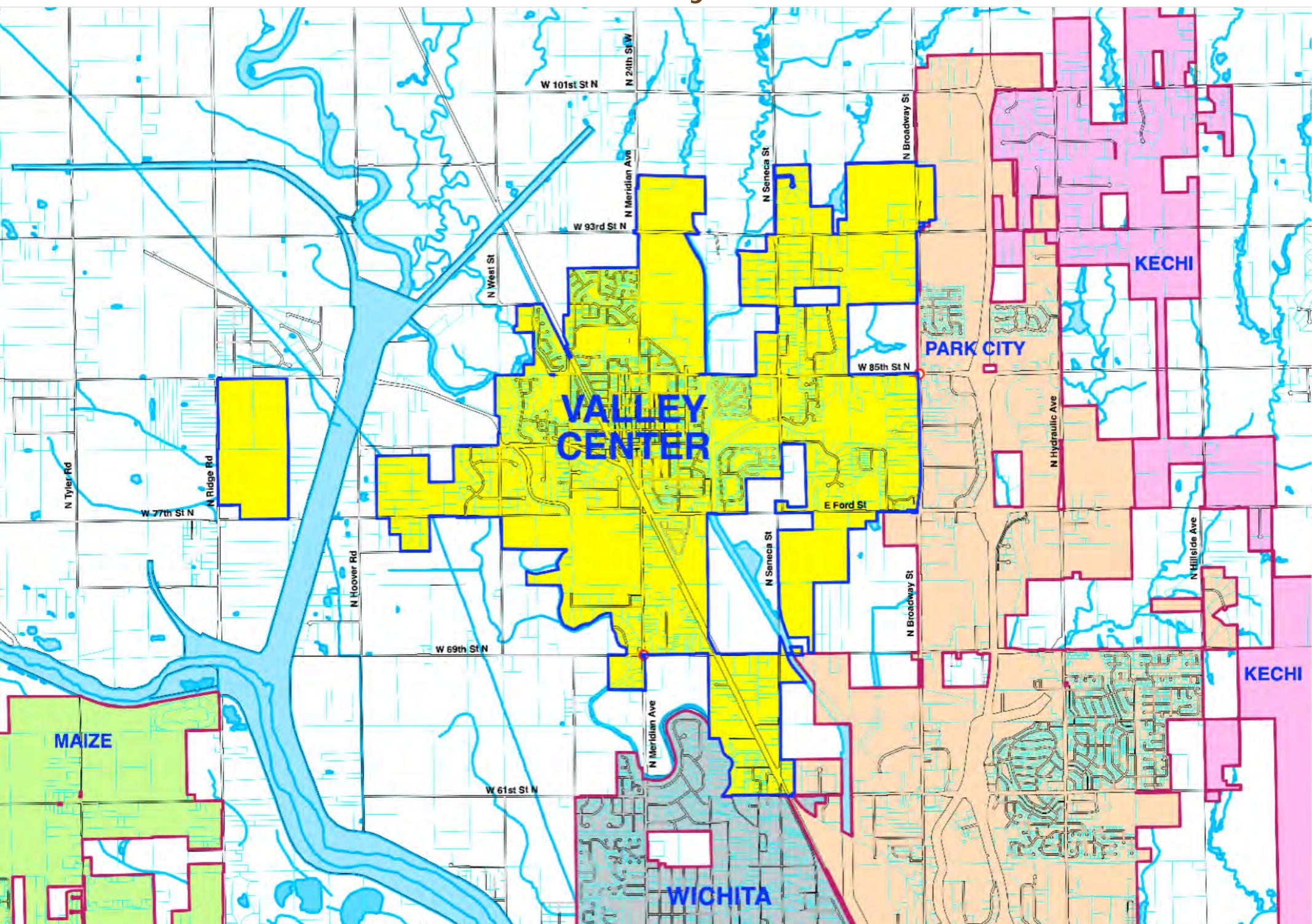
A Land Use Plan
is implemented
through Zoning and Subdivision Regulations,
and proposals in the Comprehensive Plan.

Determine a Planning Area

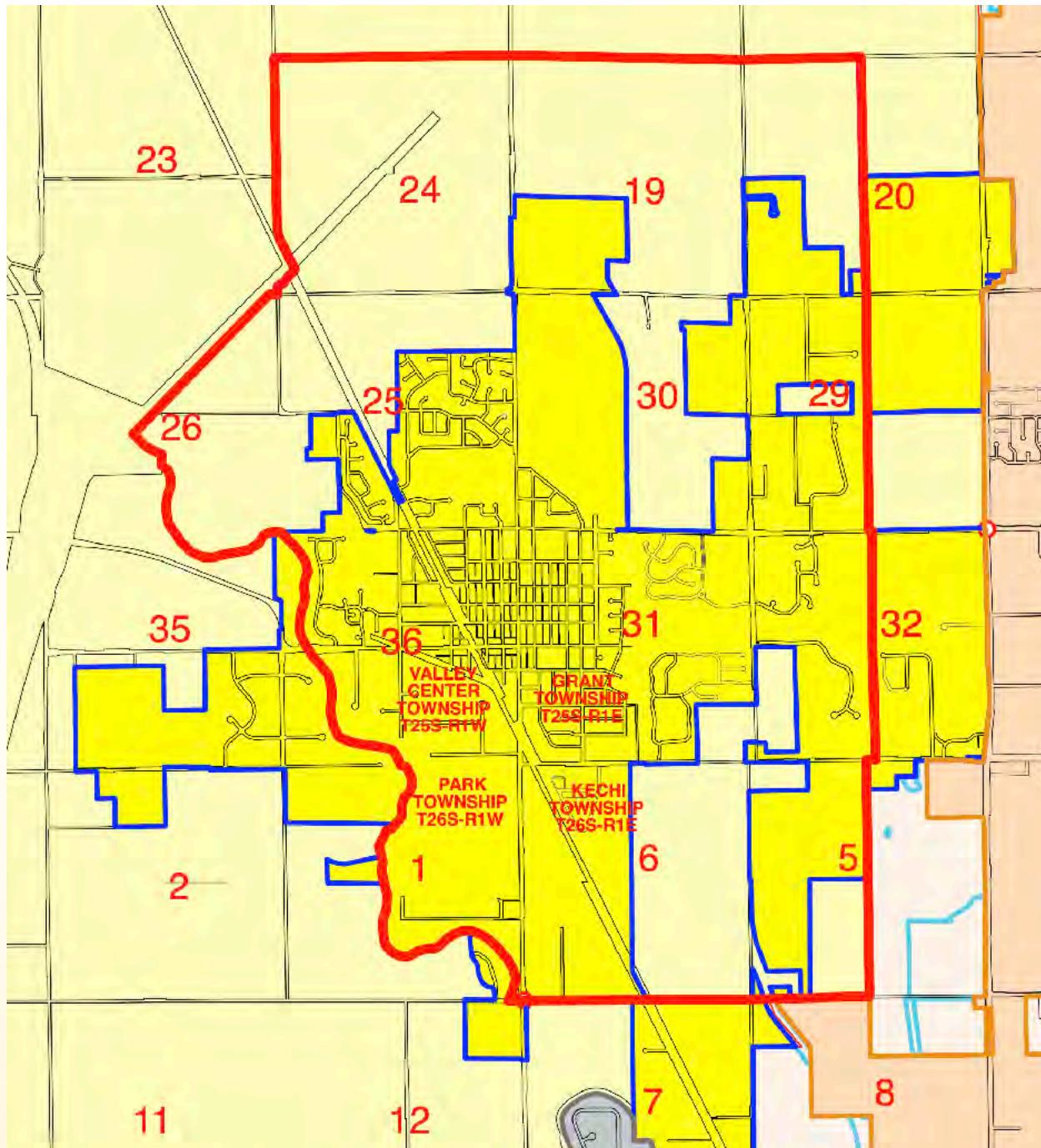
Planning Area

A Planning Area
is the area which has an influence
on the planning and development
of the City –
it is not a regulatory boundary.

Current City Limits



Valley Center's Extraterritorial Area



Valley Center currently has extraterritorial jurisdiction for its Subdivision Regulations, but not its Zoning Regulations.

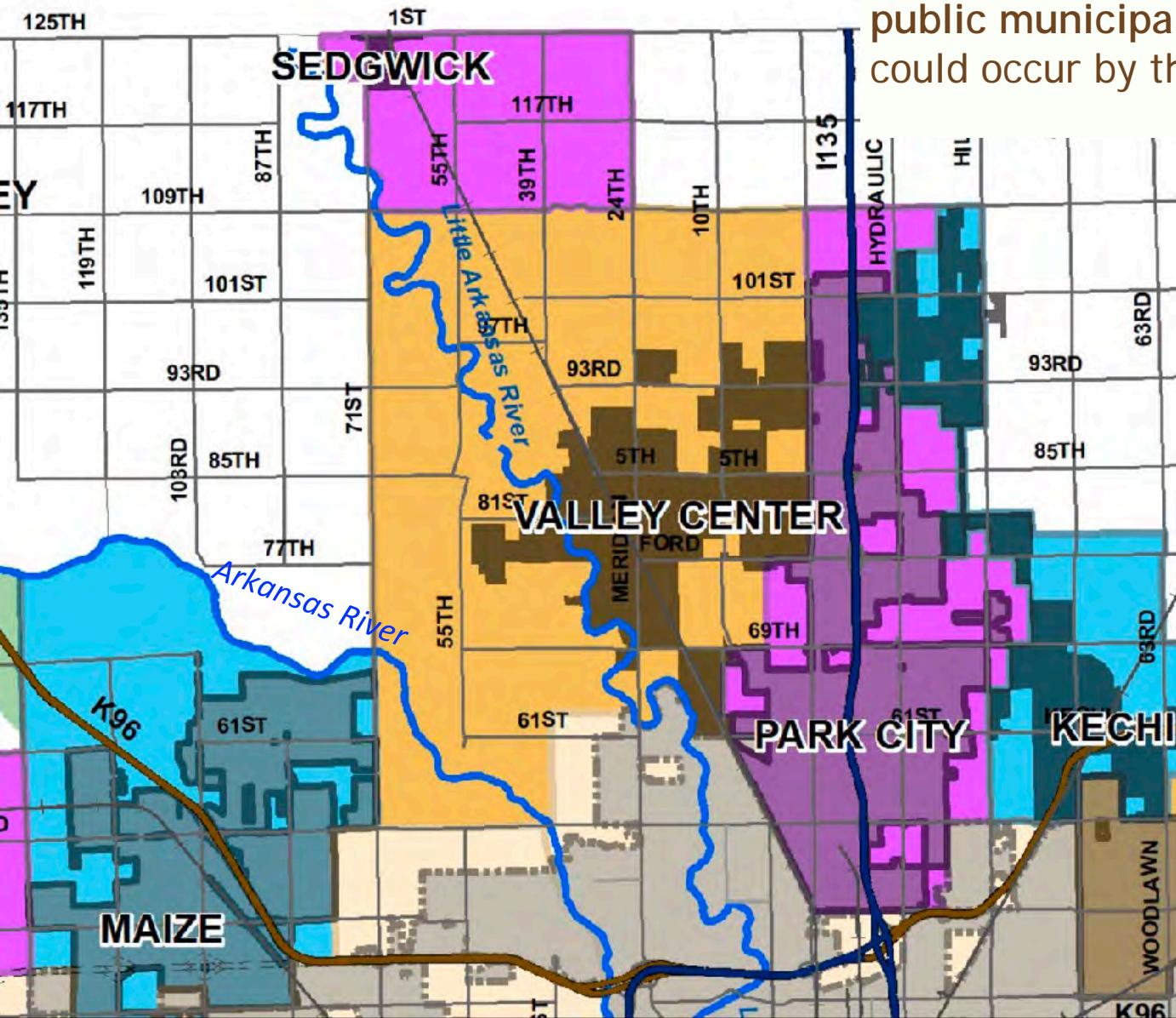
A City's extraterritorial jurisdiction cannot extend beyond its Planning Area.

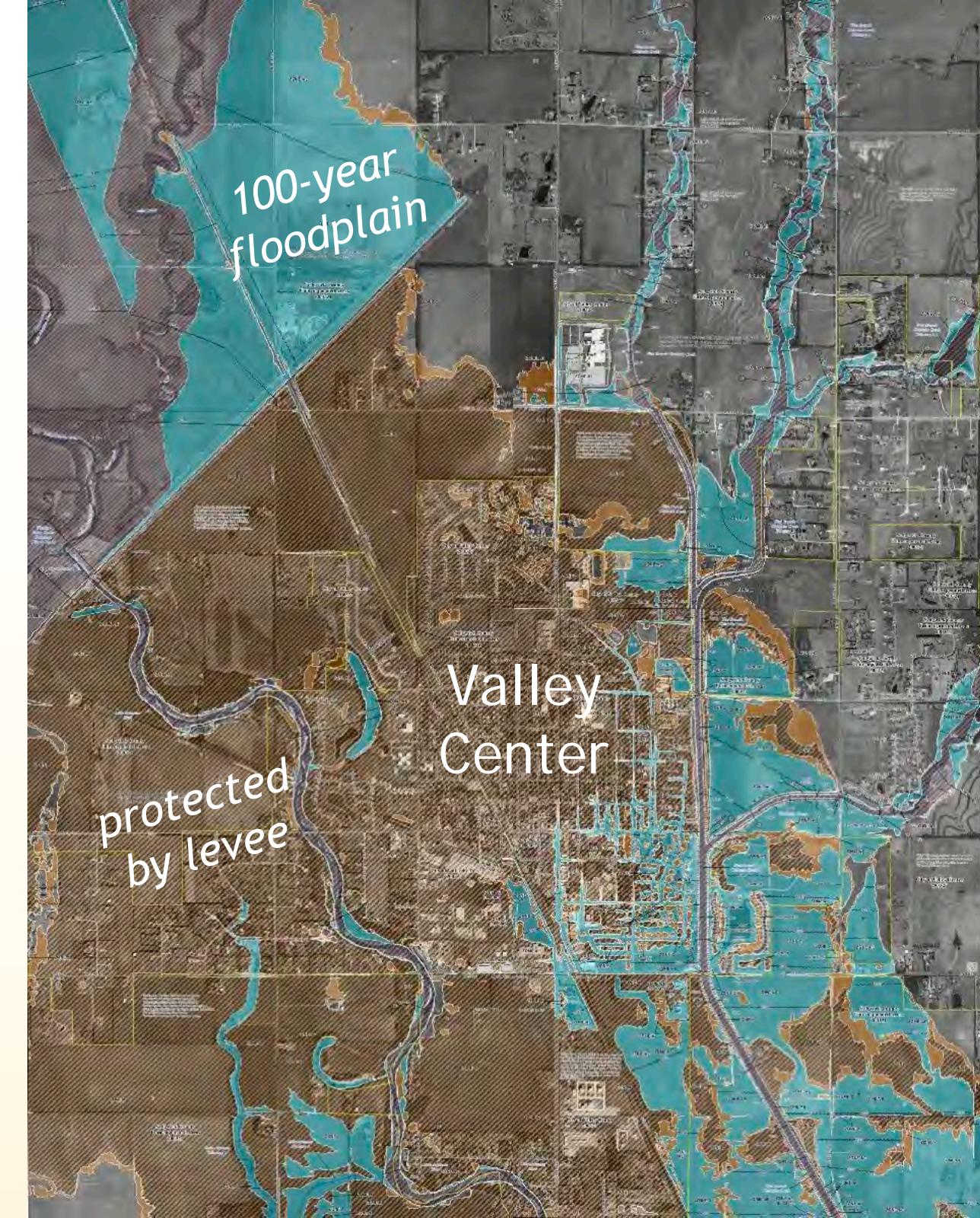
Sedgwick County Urban Growth Area (UGA) for Valley Center

The Wichita/Sedgwick County Metropolitan Area 2035 UGA Map shows anticipated growth patterns for cities in Sedgwick County.

The UGA serves as a reasonable indication as to where the future efficient extension of **public municipal services** and **city limits** could occur by the year 2035.

The UGA also defines the boundaries of the City's **Urban Area of Influence**, which affects zoning decisions outside the City's limits.



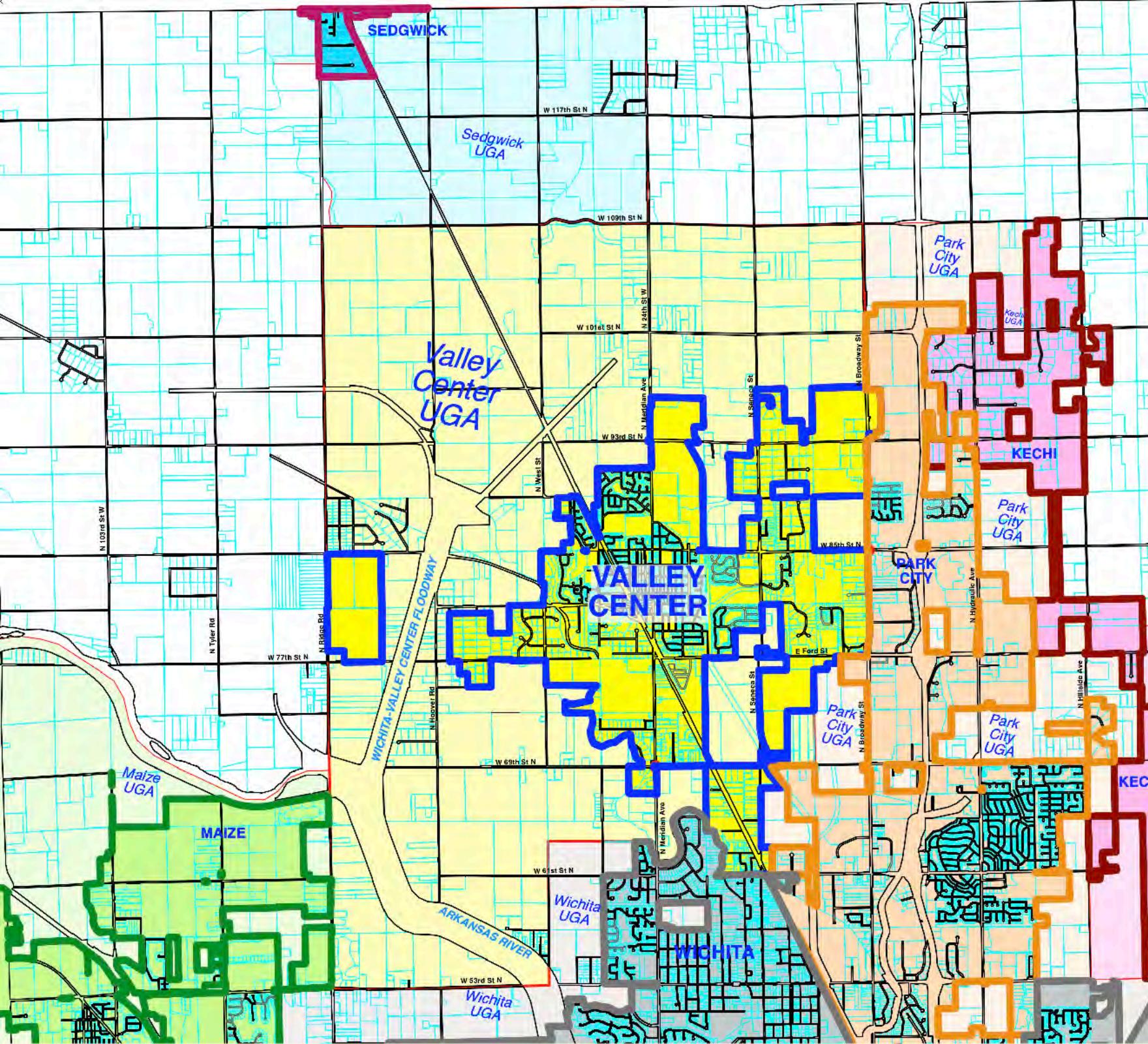


Floodplains

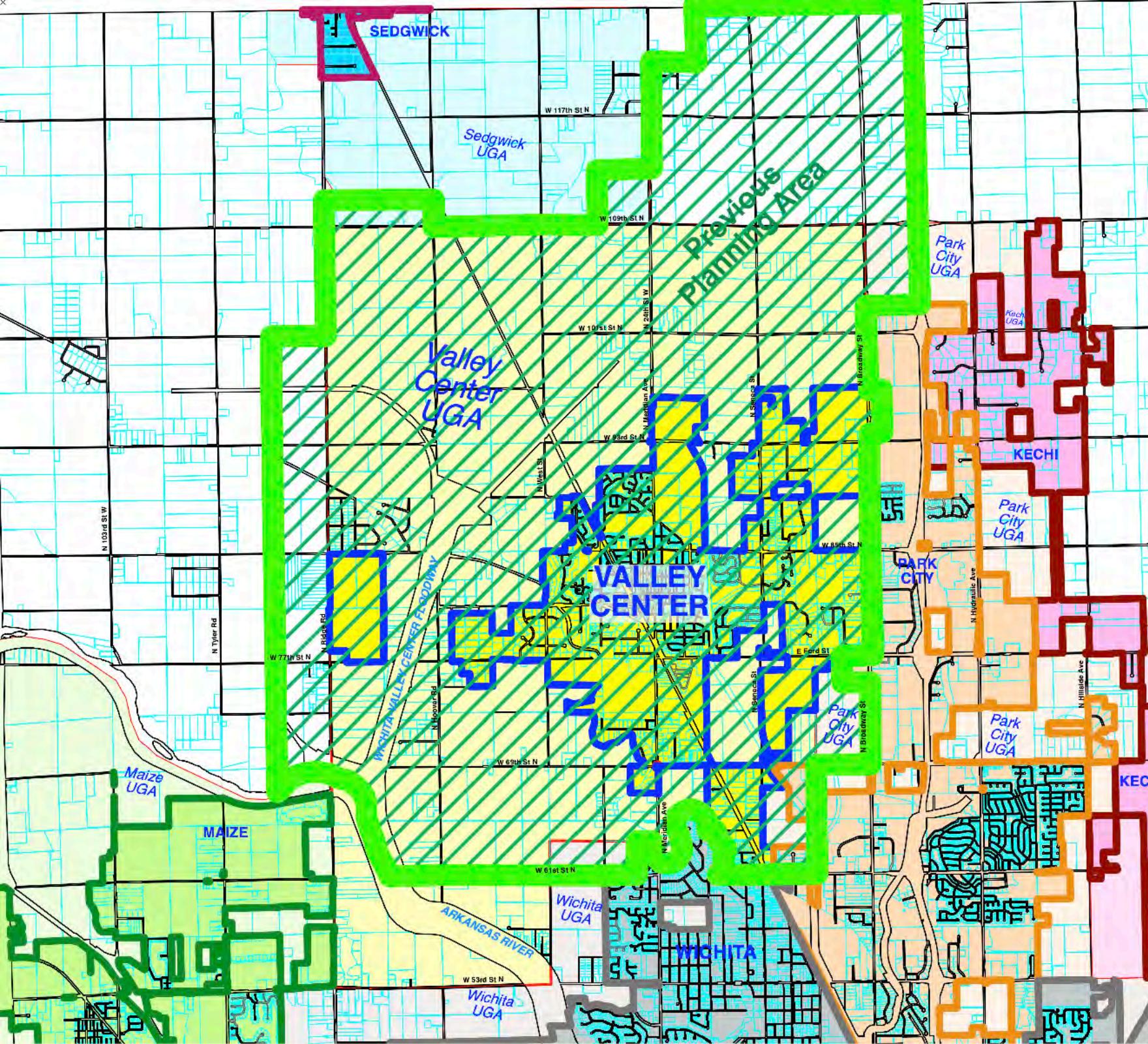
What should Valley Center's Planning Area be?

Direction of Growth?

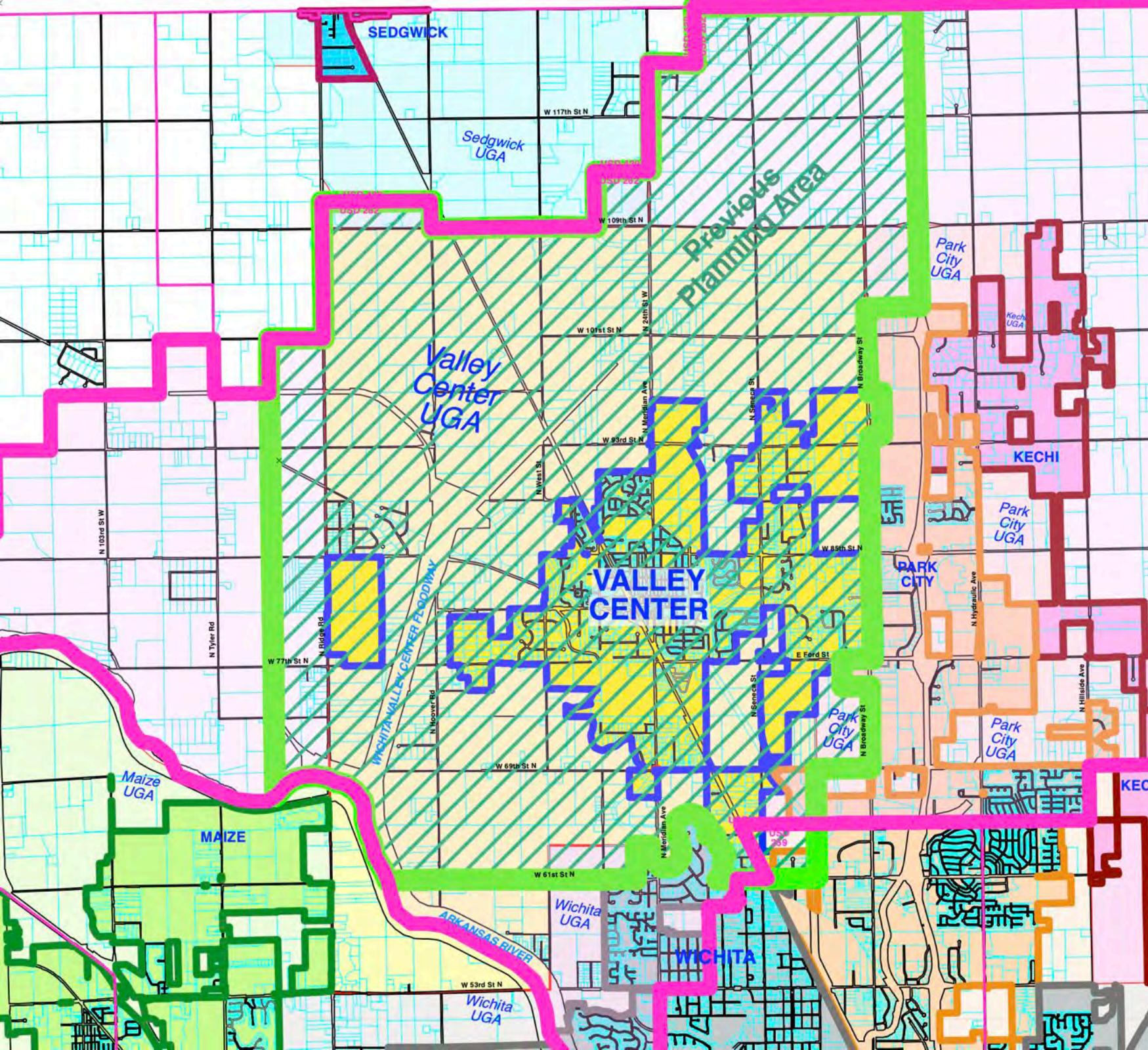
Urban Growth Areas



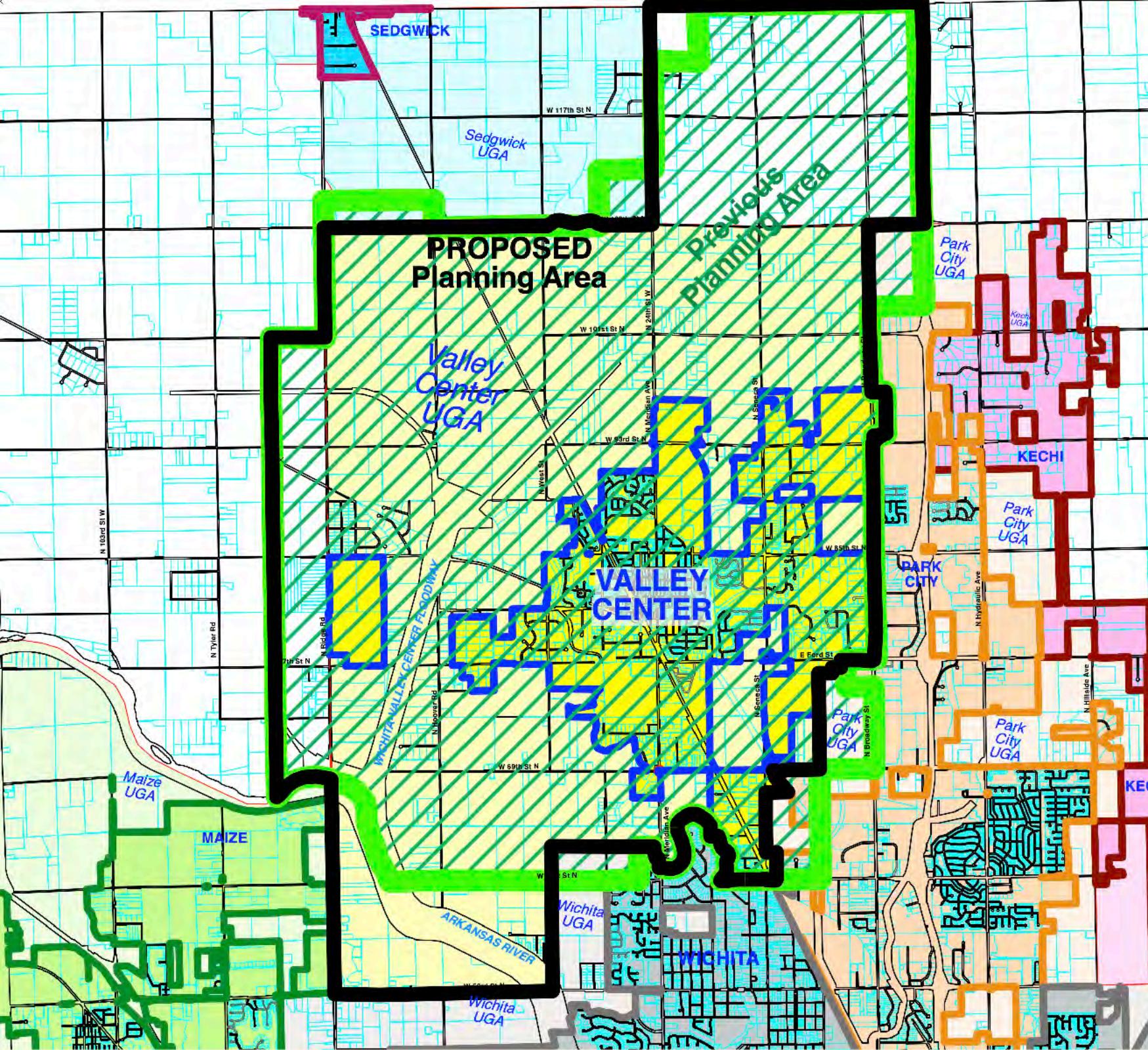
Previous Planning Area



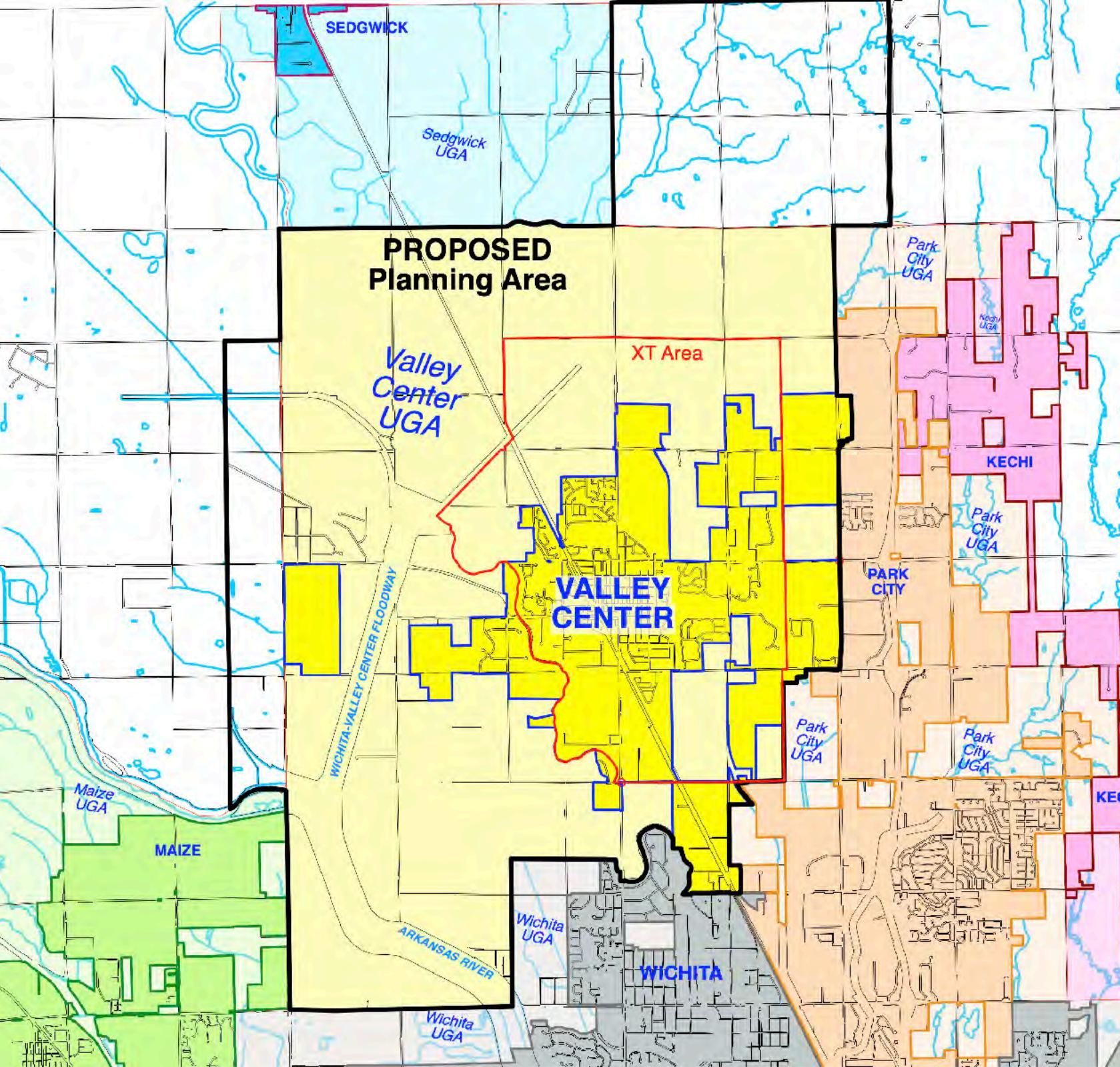
School District USD 262



Proposed versus Previous Planning Area



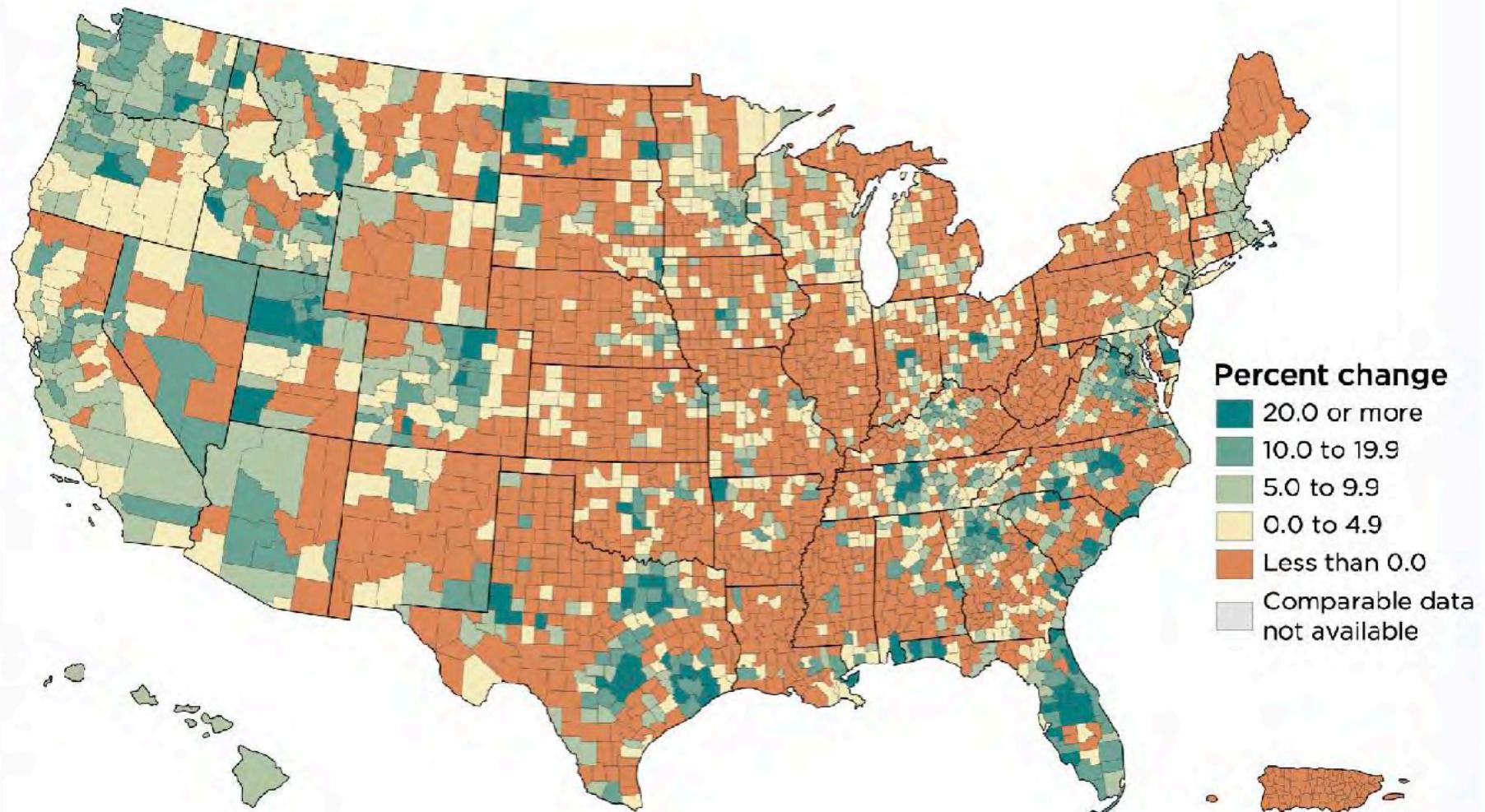
Proposed Planning Area



Community Background Data

DEMOGRAPHIC TRENDS

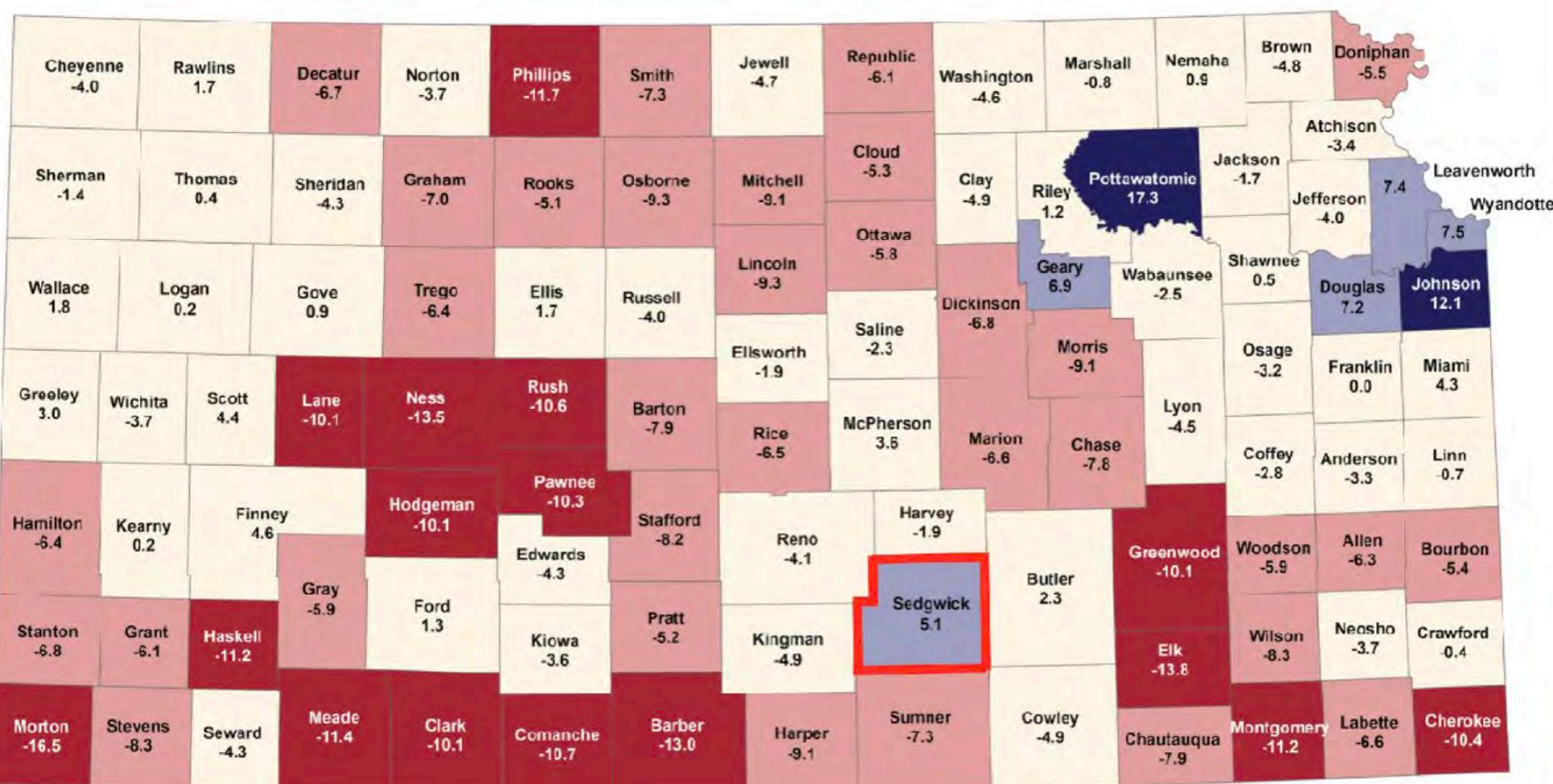
Percent Change in County Population: 2010 to 2020



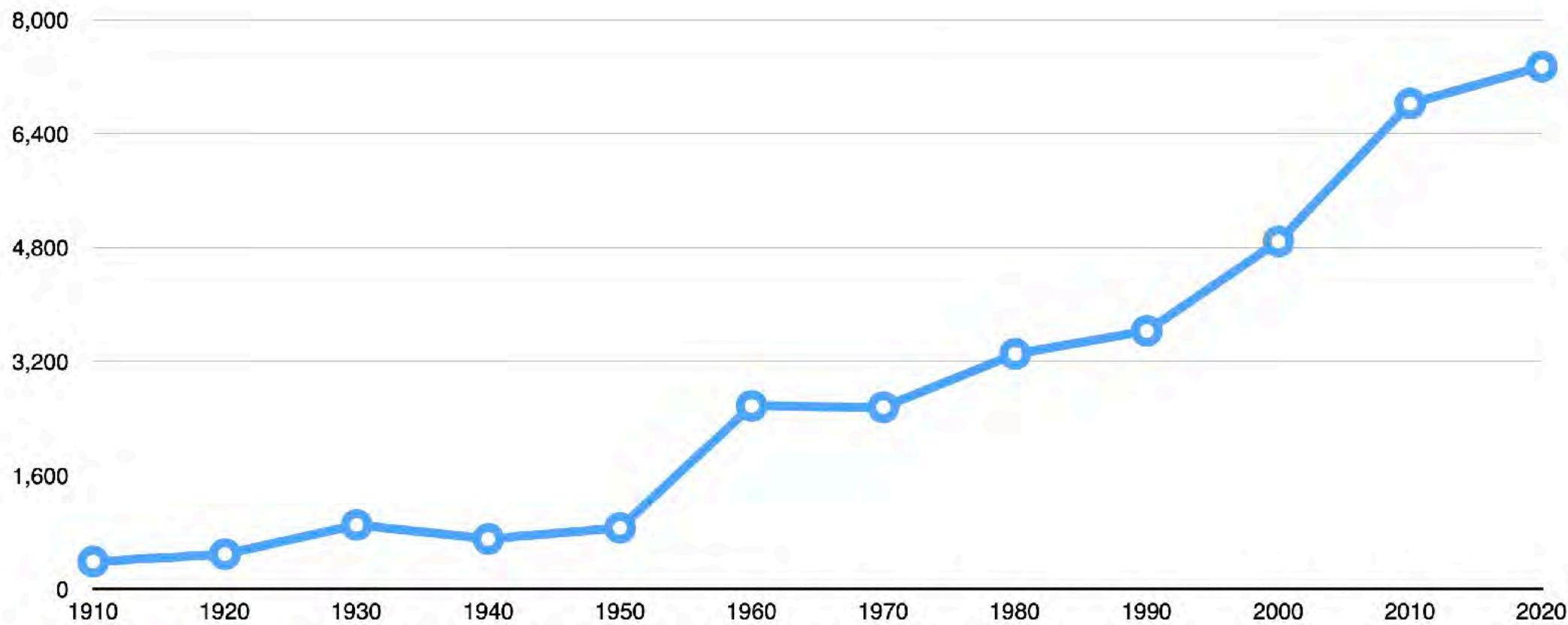
Percent Population Change



Percent Population Change by County in Kansas — 2010 to 2020

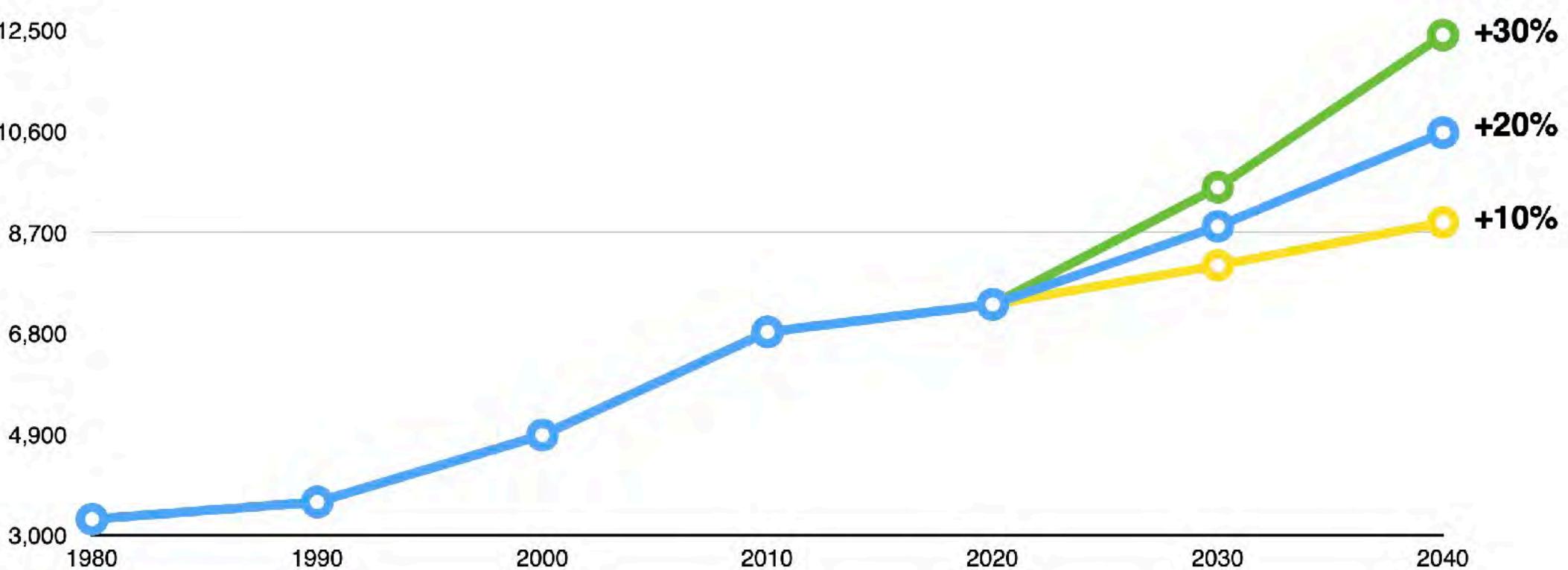


Population History



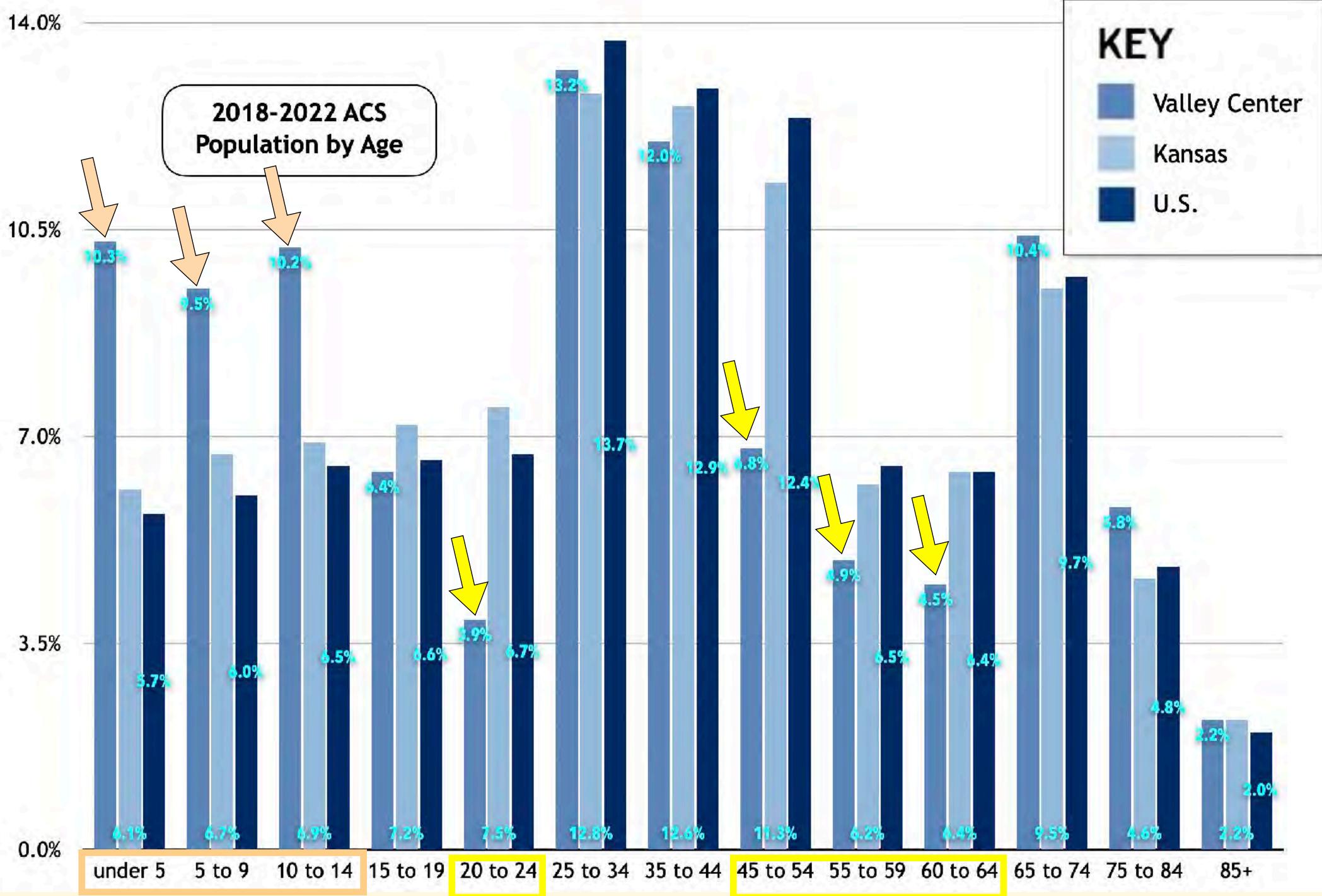
Valley Center				
Census	Population	Census	Population	% Change
1910	381	1970	2,551	—
1920	486	1980	3,300	29.4%
1930	896	1990	3,624	9.8%
1940	700	2000	4,883	34.7%
1950	854	2010	6,822	39.7%
1960	2,570	2020	7,340	7.6%
	Average per decade			24.2%

Population Goal?



Future Population at Various Rates of Change			
Year	+10%	+20%	+30%
2020	7,340	7,340	7,340
2030	8,074	8,808	9,542
2040	8,881	10,570	12,405

Population by Age Group



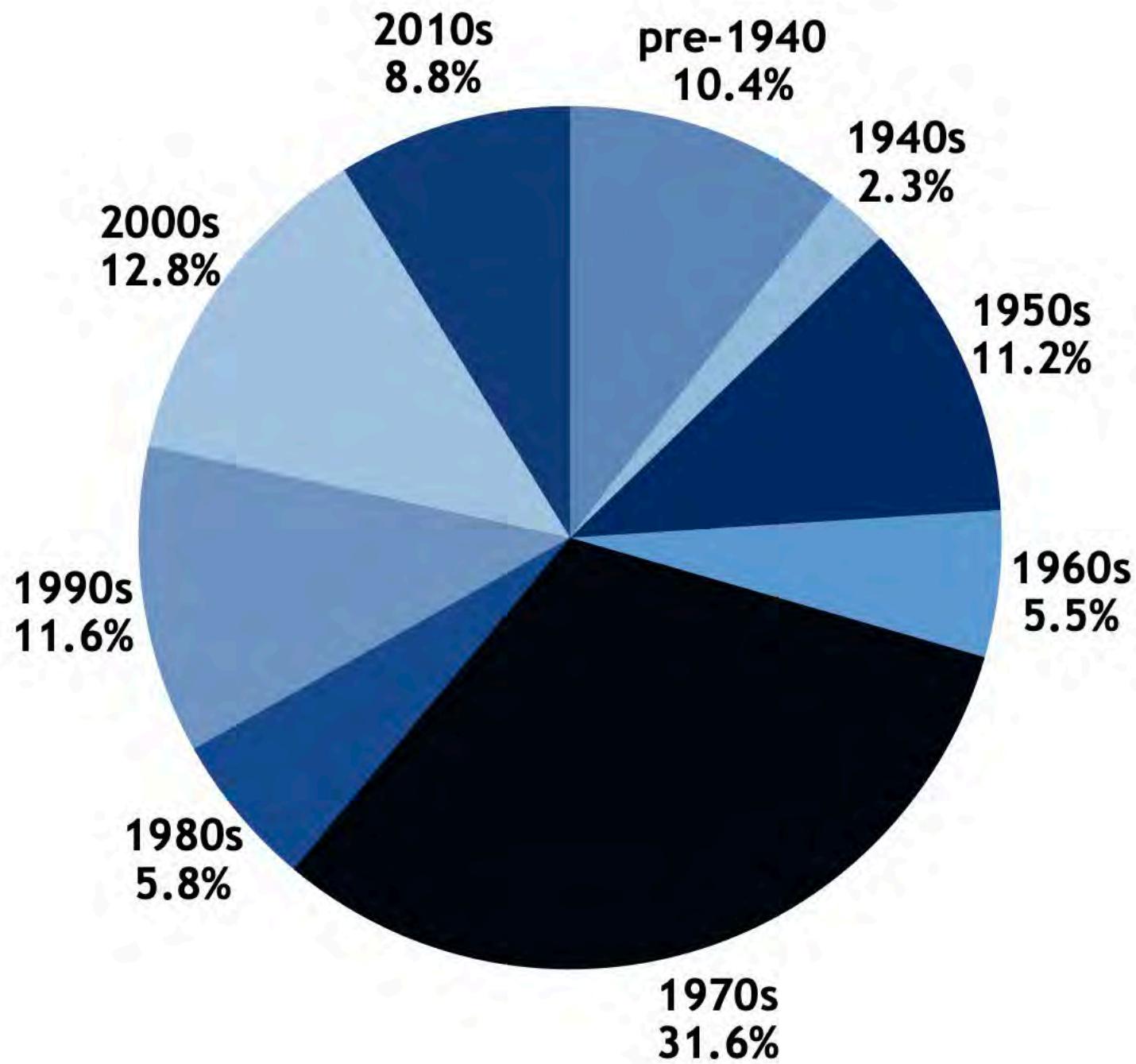
Households & Families

	Valley Center	Kansas	U.S.
Average Household Size	2.71	2.48	2.57
Average Family Size	3.46	3.10	3.18
Households with 1 or more people under 18 years	36.7%	30.5%	30.2%
Households with 1 or more people 65 years and over	39.2%	29.5%	30.8%

HOUSING

Bedrooms per Housing Unit	number	percent
0	53	1.6%
1	384	11.7%
2	445	13.5%
3	1,600	48.6%
4	648	19.7%
5 or more	165	5.0%
TOTALS	3,295	100%

Housing Types	Number	Percentage
Single, detached	2,611	79.2%
Single, attached	70	2.1%
2 Units	114	3.5%
3 or 4 Units	48	1.5%
5 to 9 Units	135	4.1%
10 to 19 Units	42	1.3%
20 or more Units	275	8.3%
Mobile Home, Boat, RV, Van	0	0.0%
TOTAL HOUSING UNITS	3,295	100.0%

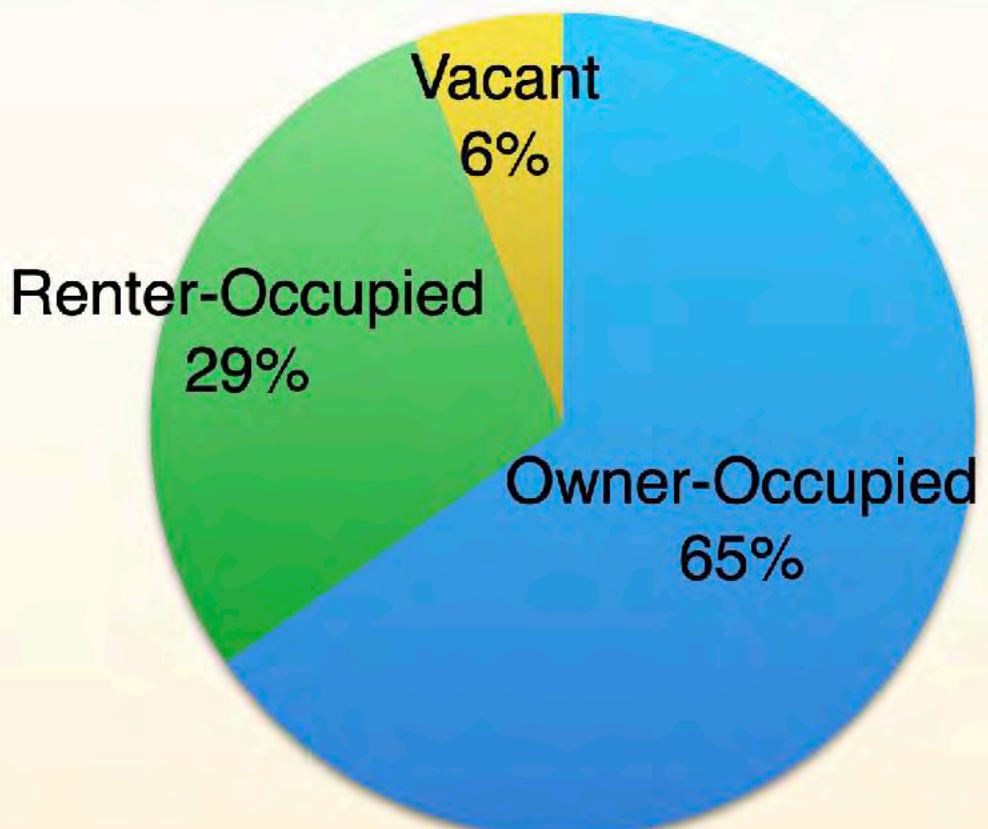


Age of Housing Units in Valley Center

Persons per Household	Owner-occupied Housing Units	Renter-occupied Housing Units	All Occupied Housing Units
1-person	454	507	961
2-person	825	149	974
3-person	184	38	222
4 or more-person	686	259	945
TOTAL	2,149	953	3,102

In Valley Center,
over 62% of occupied housing units
contain one- or two-person households.

Occupancy



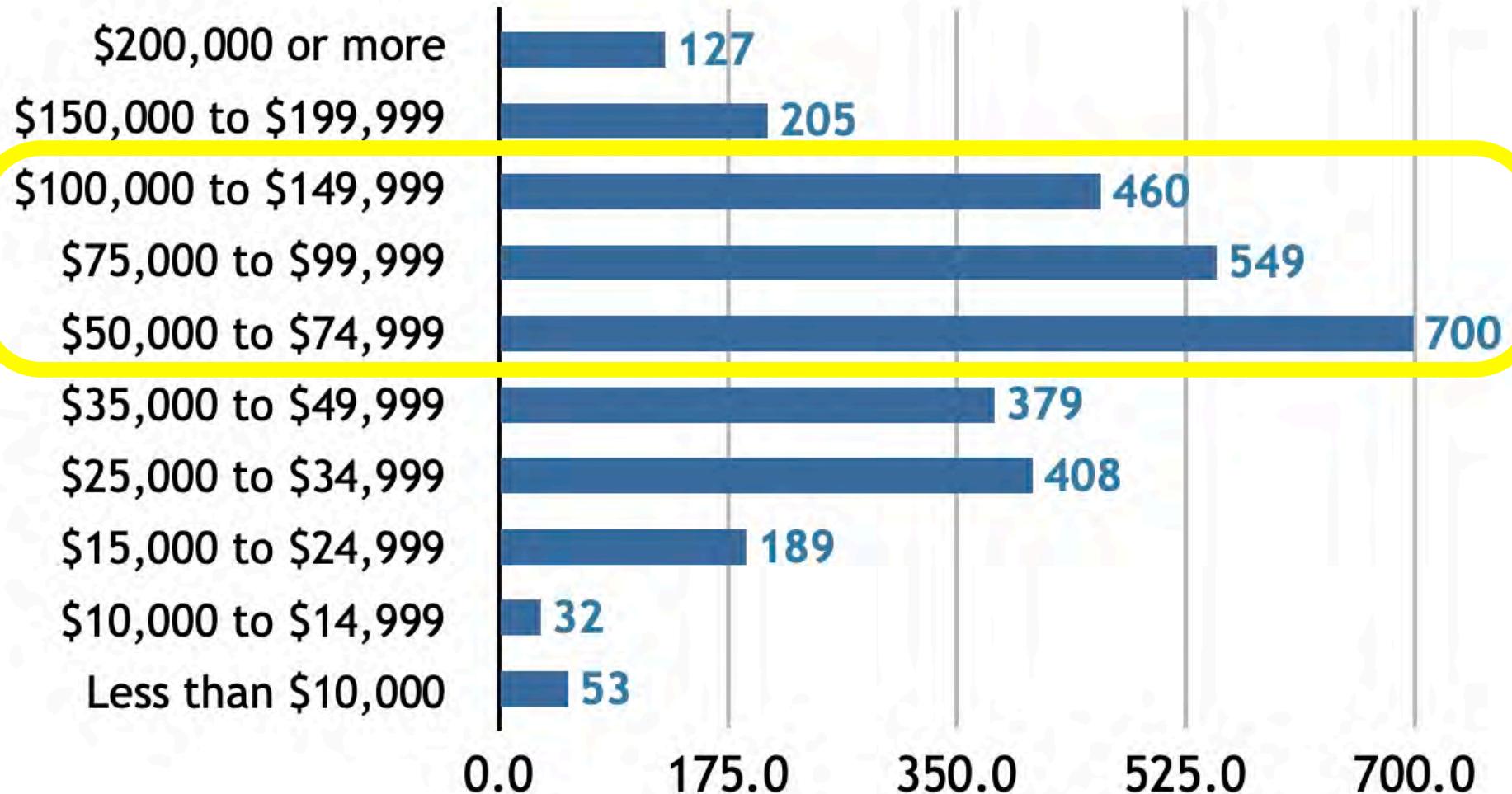
Housing – Median Value

(2018-2022 average / Covid volatility!)

Value of Owner-occupied Housing Units	Number	Percentage
Less than \$50,000	53	2.5%
\$50,000 to \$99,999	119	5.5%
\$100,000 to \$149,999	423	19.7%
\$150,000 to \$199,999	607	28.2%
\$200,000 to \$299,999	647	30.1%
\$300,000 to \$499,999	288	13.4%
\$500,000 to \$999,999	3	0.1%
\$1,000,000 or more	9	0.4%
TOTAL OWNER-OCCUPIED HOUSING UNITS	2,149	100.0%

Median Value The median value of owner-occupied housing units in Valley Center is \$193,100.

ECONOMICS



Annual Household Income & Benefits
in Valley Center

Community Issues & Key Planning Goals

GOALS

*The best way
to predict the future
is to create it yourself.*

GOALS

Planning goals take into account not only the physical needs of a community, but also its social, economic and governmental needs.

- Help frame **policies** and focus decision-making.
- Provide a framework to determine **mutual priorities**, and invest resources wisely.
- Establish a basis for becoming a place where people *want* to live, work, and play.

GOALS

Goals which are reasonable and well grounded, yet also purposeful and ambitious, will enhance Valley Center's ability to compete for residents, resources, and economic development.

TRENDS that affect Planning

- Working from home
- Cell phones / Working from *anywhere*
- Climate change
- Health access & healthy places
- And.....

QUALITY OF LIFE

The overall happiness
and well-being
of a person or community.

Factors that play a role in quality of life may include, among others:

- housing
- neighborhood
- the built environment
- schools
- culture
- values
- social belonging
- spirituality
- physical and mental health
- family life
- leisure time
- recreation options
- employment
- job satisfaction
- financial security
- safety and security

QUALITY OF LIFE

Quality of Life
is an essential factor
in making a community
a *successful* economic competitor.

Typical Community Issues

- Population & Land Use
- Policies & Programs
- Transportation
- Utilities
- Stormwater Management
- City Facilities
- Economic Development
- Housing
- Downtown
- Quality of Life
- Tourism
- Parks & Recreation
- Urban Forestry
- OTHERS?

- *What's been accomplished?*
- *What still needs to be done?*

Community Questionnaire

Public Input

- Public Meetings
- Community Questionnaire



*How to
distribute?*

*What questions
to ask?*

*How to
collect?*

Survey Responses	How Would You Prioritize the Plan Elements		If You Had \$100 to Spend on Projects		Citywide BBQ	Overall Ranking
	Raw Score	Ranking	Raw Score	Ranking		
Build out priority sidewalk network	4.36	5	\$ 20.37	6	1	High
Safe-streets connecting major north-south and east-west corridors	4.43	6	\$ 19.75	5	N/A	High
Shared sidewalks	3.35	3	\$ 13.58	2	N/A	Low
City-wide connectors via a city loop trail.	3.82	4	\$ 18.52	4	3	Medium
Bike routes	2.7	2	\$ 14.20	3	4	Low
Regional Trail	2.35	1	\$ 13.58	2	2	Low

Valley Center Pedestrian & Bicycle Facilities Master Plan Update

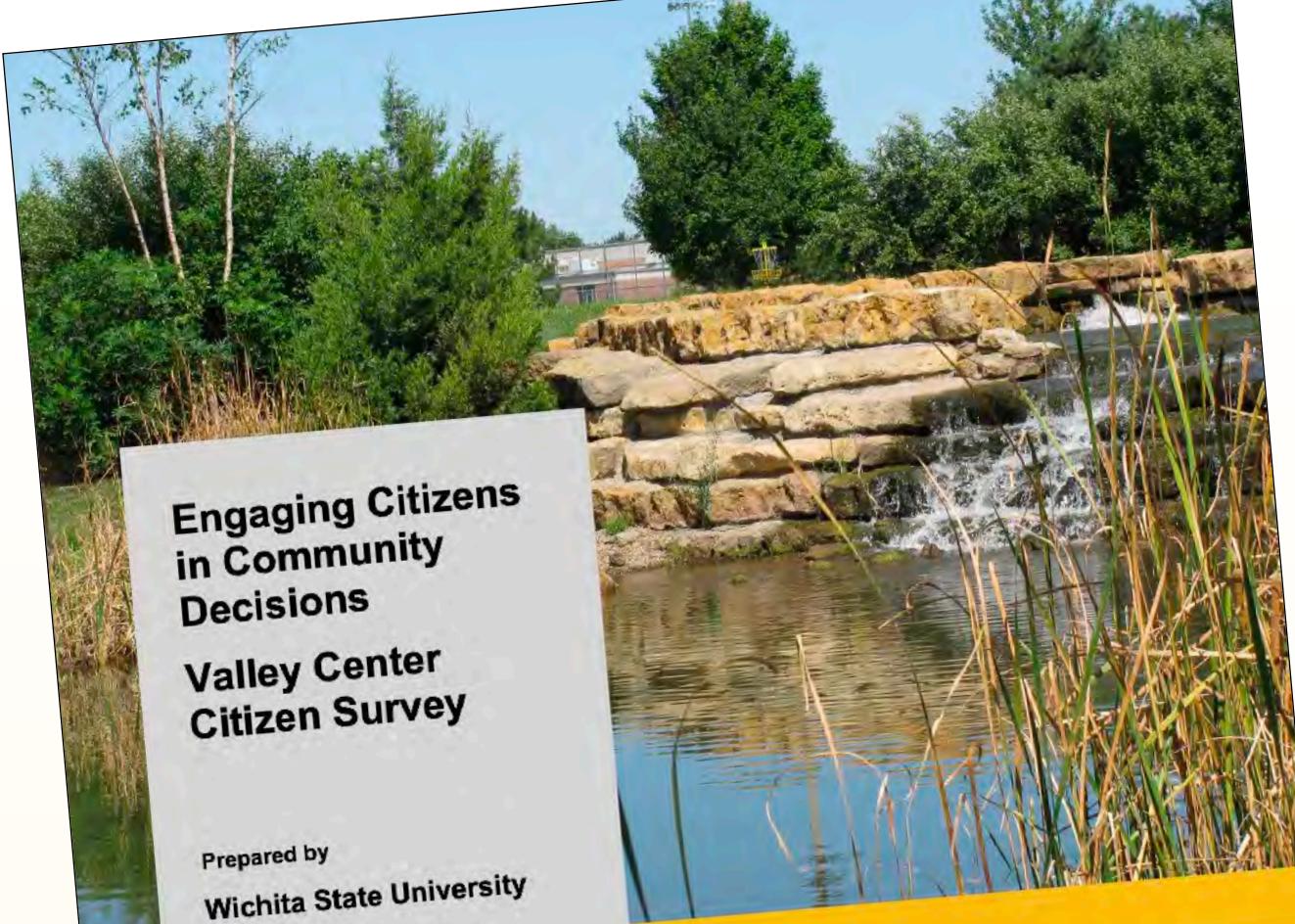
Valley Center, Kansas

Approved November 19, 2019

DISCOVER
Valley Center



2019



Engaging Citizens in Community Decisions

Valley Center Citizen Survey

Prepared by
Wichita State University
Public Policy and
Management Center

September 2019

Dr. Mark Glaser, Research Associate
Lisa Dodson, Research and
Evaluation Manager
Matt Stiles, Program Manager

www.wichita.edu/ppmc



WICHITA STATE
UNIVERSITY
DIVISION OF DIVERSITY AND
COMMUNITY ENGAGEMENT
Public Policy and
Management Center

2019

Section 1. Connections to Community

This section assesses the strength of the connections to Valley Center. Please circle the number that best describes your level of agreement with each of the following statements.

Connections to Community	Strongly Disagree	Disagree	Agree	Strongly Agree
01. Most people choose to live in Valley Center because of connections to friends and family.....	1	2	3	4
02. Valley Center is a good place to raise a family.....	1	2	3	4
03. Valley Center makes newcomers feel welcome.....	1	2	3	4
04. I encourage people to consider Valley Center as a place of residence.....	1	2	3	4
05. I am willing to put community interests above personal interests	1	2	3	4
06. Most people are willing to put community interests above personal interests.....	1	2	3	4
07. I am willing to make personal sacrifices to improve the future of Valley Center.....	1	2	3	4
08. Most residents are willing make personal sacrifices to improve the future of Valley Center.....	1	2	3	4
09. I expect to be living in Valley Center 5 years from now.....	1	2	3	4

Section 2. Investment Strategies for Building a Better Community

Some residents of Valley Center think that the community should take risks to promote growth. Others prefer the “small town” atmosphere and support limited change.

Please indicate which actions you feel will make Valley Center a better place to live by circling the number that best describes the truthfulness of each of the following statements.

“The long-term wellbeing of the community can best be improved through investments that....”	Definitely False	Probably False	Probably True	Definitely True
01. ...focus on the basics such as street and road improvements...	1	2	3	4
02. ...improve recreation options for families.....	1	2	3	4
03. ...encourage population growth.....	1	2	3	4
04. ...encourage business investment.....	1	2	3	4
05. ...improve the visual appearance of the community.....	1	2	3	4
06. ...promote downtown shopping and entertainment district....	1	2	3	4
07. ...create opportunities for family dining downtown.....				
08. ...improve options for grocery shopping.....	1	2	3	4
09. ...improve pharmacy options.....	1	2	3	4
10. ...encourage investment in residential and long-term care facilities for seniors.....	1	2	3	4
11. ...focus on preserving our small town atmosphere.....	1	2	3	4

Section 3. Specific Community Investment Decisions

We need your input on two community decisions and how best to use limited resources. First, the municipal swimming pool is getting old and maintenance costs are increasing. Second, rising recycling costs have forced a decision. **Circle the number** that best describes whether a particular option is acceptable.

"For the wellbeing of the community I recommend that we....."

Options	Decision 1. Swimming Pool	Definitely Unacceptable	Probably Unacceptable	Probably Acceptable	Definitely Acceptable
01....close the pool to eliminate maintenance expenses...	1	2	3	4	
02....invest in a major renovation of the current pool.....	1	2	3	4	
03....invest in a new pool.....	1	2	3	4	
04....invest in a new pool and waterpark.....	1	2	3	4	
Options	Decision 2. Recycling	Definitely Unacceptable	Probably Unacceptable	Probably Acceptable	Definitely Acceptable
01....continue to recycle at the individual household level and increase the collection fee.....	1	2	3	4	

Section 4. Approval of Previous Investments

We would like your feedback about which investments meet your approval for how your tax dollars have been invested based on what you feel is best for the community.

Please **circle the number** that best describes your level of approval of the following public investments:

1=Strongly Disapprove, 2=Disapprove, Approve, 3=Approve, 4=Strongly Approve.

Approval of Previous Investments	Strongly Disapprove	Disapprove	Approve	Strongly Approve
01. Library and Community Center	1	2	3	4
02. Construction of a new community dog park	1	2	3	4
03. Meridian Avenue/Ford Street stormwater and street improvements	1	2	3	4
04. Resurfacing of Meridian Avenue (between the railroad line and 69 th Street)	1	2	3	4
05. Reconstruction of 5 th Street (between the floodway and Broadway)	1	2	3	4

Comments _____

Section 5. Community Investment Priorities

This section provides an improved understanding of your investments priorities for improving the community. **Please circle** the number that best describes your willingness to pay for each of the investments listed below.

"I'm willing to pay increased taxes or fees to pay for....."	Definitely Not Willing to Pay	Probably Not Willing To Pay	Probably Willing to Pay	Definitely Willing to Pay
	1	2	3	4
01. ...a more aggressive strategy for replacing water and sewer lines, storm water drainage improvements, etc.....	1	2	3	4
02. ...more aggressive street improvements including road surfaces, number of lanes, turn lanes, intersections, etc....	1	2	3	4
03. ...incentives to promote the development of a downtown shopping and entertainment district.....	1	2	3	4
04. ...incentives to encourage the development of grocery and pharmacy options.....	1	2	3	4
05. ...incentives to encourage the development of assisted living and long-term care facilities for seniors.....	1	2	3	4
06. ...major improvements of the current city pool.....	1	2	3	4
07. ...construction of a new city pool.....	1	2	3	4
08. ...construction of a new city pool and waterpark.....	1	2	3	4
09. ...continue recycling at the individual household level.....	1	2	3	4

Section 6. Citizen Profile

The following information is very important to help us understand differences in values and priorities between groups of citizens. Your individual responses will remain **strictly confidential**.



Emerging Themes from the Engagement Process:

- Infrastructure maintenance
- Overcome “growing pains” – new facilities and operations for quality of life
- Appropriate housing growth
- Create an environment for business
- Establish Valley Center’s image
- Enhance Valley Center’s “curb appeal”
- Evolve to a desirable community for all households
- Continue leadership in parks and recreation
- Create places for gathering and memorable experiences

City of Valley Center STRATEGIC PLAN



June, 2021

2021

Abilene Community Questionnaire

Dear Resident,

The Abilene City Planning Commission recently began the process of preparing two new 20-year plans for the community. Please help us to focus them on issues that matter to you!

The **Comprehensive Plan** will recommend goals and policies to the City Commission, offering guidelines for decision-making on land use, community facilities, transportation systems, and other issues of public concern.

The **Park System Master Plan** will concentrate on parks and recreation services in the community. It will establish goals and priorities to encourage development of a balanced system of parks and recreation services — a system that will be sustainable, will reflect local needs and wishes, and will improve Abilene's quality of life.

This **Community Questionnaire** is being distributed throughout the Abilene area, to gain insight from residents both inside the city and in the surrounding rural area. The questions seek to learn your attitudes and wishes on what kind of community you would like to see develop over the next twenty years.

All responses are anonymous, and will not be used individually. A summary of the Questionnaire results will be included in the City's Comprehensive Plan.

If more than one person in a household would like to fill out the Questionnaire, please feel free to print additional copies! We want input from people of all ages.

PLEASE RETURN THE COMPLETED QUESTIONNAIRE BY MONDAY, JULY 10th, 2023!

We hope you will accept this opportunity
to contribute your ideas for creating the City's future!

The Community Questionnaire is available online at
<https://abilene-ks.civilspace.io/en/projects/comprehensive-plan>.

Hardcopies of the Questionnaire are available at the following places;
completed Questionnaires can be dropped off at the same locations.

Abilene City Hall
419 N Broadway

Abilene Senior Center
100 N Elm Street

Abilene Community Center
1020 NW 8th Street

If you have any questions regarding the Questionnaire, the Comprehensive Plan, or the Park System Master Plan, please contact the City of Abilene Community Development Director: Kari Zook — (785) 263-2355 or kari@abilenecityhall.com.

Thanks for your interest and cooperation!
The Abilene City Planning Commission

Valley Center Comprehensive Plan Planning Commission Meeting 1

Questions?

David W. Foster, PLA, ASLA, APA
david@fosterdesignassociates.com

Foster Design Associates LLC
1415 East 2nd St.
Wichita, KS 67214-4119
316-262-4525

