



City of Arkansas City, Kansas

Neighborhood Services

Phone: 620-441-4420 Fax: 620-441-4403

www.arkcity.org

File

TO: Arkansas City Planning Commission
FROM: Josh White, Principal Planner
MEETING DATE: February 9, 2021 at 5:30 pm
MEETING PLACE: City Commission Room OR GoTo Meeting <https://global.gotomeeting.com/join/169498453> or call [+1 \(408\) 650-3123](tel:+14086503123) and use **Access Code: 169-498-543**

Please note the location. We will do our best to encourage social distancing but the City Commission Room is our best venue for hybrid meetings at this time. Although masks are not required, they will be strongly encouraged. Staff will be wearing them. Masks will be provided if you need one.

Agenda Items:

- Consent agenda: December 8, 2020 regular meeting minutes.
- Hold a public hearing to consider the advisability of rezoning Compass Point Addition from an R-2 Medium Density Residential District to an R-3 High Density Residential District.
- Hold a public hearing to consider the preliminary plat of Replat of Compass Point
- Consider the final plat of Replat of Compass Point Addition
- Comprehensive Plan update-Chapter 3 Housing continued
- Discuss any other items and then adjourn.

In an effort to save postage, I will not be sending full Chapters of the Comprehensive Plan via postal mail. I will place in them in the electronic packet I send out and will also display them on the screen during our discussion. Copies of Chapter 3 will also be available at the meeting.

If there any questions, please don't hesitate to contact me. I will be calling the day of the meeting as a reminder and to determine if we have a quorum.

City of Arkansas City/City Hall/Neighborhood Services
Second Floor/118 West Central Ave/Arkansas City, KS/67005-0778
Phone: 620-441-4420/Fax: 620-441-4403/www.arkcity.org

"The City of Arkansas City strives to provide a high quality of life for its citizens by furnishing a variety of efficient services in a professional, courteous manner."

Call meeting to order on February 9, 2021 at 5:30 PM:

Roll Call: Mary Benton Lloyd Colston Karla Gallegos Paisley Howerton Charles Jennings Ian Kuhn
Andy Paton Cody Richardson

GoTo Meeting: <https://global.gotomeeting.com/join/169498453> or call +1 (408) 650-3123 **Access Code:** 169-498-543

1. Declaration:

At this time I would like to ask the Planning Commission members to make a declaration of any conflict of interest or of any Ex parte or outside communication that might influence their ability to hear all sides on any item on the agenda so they might come to a fair decision.

2. Public Comments:

Persons who wish to address the Planning Commission regarding items not on the agenda. Speakers will be limited to three minutes. Any presentation is for information purposes only. No action will be taken.

3. Consent Agenda:

Meeting Minutes, **December 8, 2020 meeting.**

4. Hold a public hearing to consider the advisability of rezoning Compass Point Addition from an R-2 Medium Density Residential District to an R-3 High Density Residential District.

Motion: To recommend the City Commission approve/disapprove the request to rezone Compass Point Addition from an R-2 Medium Density Residential District to an R-3 High Density Residential District.

Roll Call: Benton Colston Gallegos Howerton Jennings Kuhn Paton Richardson

5. Hold a public hearing to consider the preliminary plat of Replat of Compass Point Addition

Motion: To approve/not approve the preliminary plat of Replat of Compass Point Addition subject to any conditions discussed.

Roll Call: Benton Colston Gallegos Howerton Jennings Kuhn Paton Richardson

6. Consider the final plat of Replat of Compass Point Addition

Motion: To approve/not approve the final plat of Replat of Compass Point Addition

7. Comprehensive Plan

8. Other Items:

9. Adjournment:

Action Items 1-3

Title:

Declaration, Public Comments, Consent Agenda

Description:

The Chair should read the Declaration, followed by public comments for items not already on the agenda. Consent Agenda Item: Meeting minutes for the December 8, 2020 meeting is attached.

Action:

After the Declaration has been read and public comments have been received. A motion should be made to approve the consent agenda as written or with appropriate changes as discussed.

Call meeting to order on December 8, 2020 at 5:30 PM:

Roll Call: Mary Benton Lloyd Colston Karla Gallegos Paisley Howerton Charles Jennings Ian Kuhn
Andy Paton Cody Richardson

Charles Jennings joined just after roll call was completed. Staff present at the meter was Principal Planner Josh White and Public Information Officer Andrew Lawson. There were no members of the public present.

Commissioners Benton and Kuhn had to leave the meeting early but a quorum was maintained throughout the meeting.

1. Public Comments:

No public comments were made.

2. Consent Agenda:

Jennings made a motion to approve the November 10, 2020 meeting minutes as written. Gallegos seconded the motion. Voice vote carried the motion.

3. Comprehensive Plan

White started the discussion by giving updates on Chapter 1 & 2. Chapter 1 is nearly complete, just some minor changes to be made. Need to add in some more current history as well. The Census information and population projections were also discussed briefly. Chapter 2 has been before the Beautification and Tree Advisory Board and the Equal Opportunity and Accessibility Advisory Board. Those boards were given an overview. We will use them to assist with some of the questions regarding this particular Chapter. He then discussed Chapter 3 on Housing and Neighborhoods. There have been a number of past studies and various recommendations that were discussed. There was also a discussion on the various Census tables that would be updated when the 2020 Census results come out. White also discussed a housing study that he is using appraiser data to create a web map that will help us visualize the housing situation. Lawson brought up the possibility of forming a housing board. White will look into what other cities are doing. It was determined that the goals and actions about housing should be delayed until the next meeting as a couple members had to leave the meeting early. The topics for January had originally been scheduled to be economic development but that will be pushed back in order to facilitate additional discussion on housing.

4. Other Items:

No other items were discussed.

5. Adjournment:

Jennings made a motion to adjourn the meeting. Gallegos seconded the motion. Voice vote carried the motion. Paton declared the meeting adjourned.

Action Item 4

Title:

Hold a public hearing to consider the advisability of rezoning Compass Point Addition from an R-2 Medium Density Residential District to an R-3 High Density Residential District.

Description:

The subject property is located at 1100 block of W Skyline Rd known as Compass Point Addition. The majority of the property is vacant land with one single family home built on it. The surrounding area is comprised of residential and agricultural uses. An apartment complex is east of the site. Agriculture is found north, south and west of the site. The property consists of approximately 11 acres. The project will be to develop duplexes and triplexes. The applicants are requesting a rezone from R-2, Medium Density Residential District to a R-3, High Density Residential District. The Housing Opportunity Overlay District will remain as the project will still have to comply with the terms of the Moderate Income Housing Grant received for the property. It is the recommendation of staff that the requested rezoning R-2 to R-3 be approved based on the following conclusions:

- The development appears compatible with the area.
- The property has remained underutilized for many years, agricultural use only.
- The site is adjacent or in the vicinity of industrial development (employers) and other residential development.
- The project should not adversely affect the neighboring properties.
- This project provides housing, a much needed resource in Arkansas City
- The public health, safety and general welfare should not be negatively impacted by this rezoning.

Action:

Hold a public hearing. After the public hearing is closed, make a motion to recommend the City Commission approve/disapprove the request to rezone Compass Point Addition from an R-2 Medium Density Residential District to an R-3 High Density Residential District.



STAFF REPORT

City of Arkansas City Neighborhood Services Division
 Josh White, Principal Planner
 118 W Central Ave, Arkansas City, KS 67005
 Phone: 620-441-4420 Fax: 620-441-4403 Email: jwhite@arkansascityks.gov Website: www.arkcity.org

CASE NUMBER
 RZ-2021-106

APPLICANT/PROPERTY OWNER
 Jellings Construction LLC

PUBLIC HEARING DATE
 February 9, 2021

PROPERTY ADDRESS/LOCATION
 Compass Point/1100 blk W Skyline Rd

BRIEF SUMMARY OF REQUEST

The subject property is located at 1100 block of W Skyline Rd known as Compass Point Addition. The majority of the property is vacant land with one single family home built on it. The surrounding area is comprised of residential and agricultural uses. An apartment complex is east of the site. Agriculture is found north, south and west of the site. The property consists of approximately 11 acres. The project will be to develop duplexes and triplexes. The applicants are requesting a rezone from R-2, Medium Density Residential District to a R-3, High Density Residential District. The Housing Opportunity Overlay District will remain as the project will still have to comply with the terms of the Moderate Income Housing Grant received for the property.



Map data ©2021 Esri World Topographic map

<p>EXISTING ZONING R-2, Medium Density Residential District HO-O, Historic Opportunity Overlay District</p>	<p>EXISTING LAND USE Undeveloped residential subdivision (with utilities and streets in place)</p>	<p>SURROUNDING ZONING & LAND USE North-Agricultural East-Multi Family Residential South-Agricultural West-Agricultural</p>	<p>SITE IMPROVEMENTS Single Family Home</p>	<p>SIZE OF PROPERTY 11 acres</p>
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STAFF RECOMMENDATION

APPROVE

APPROVE WITH CONDITIONS

DENY

COMPATIBILITY with the COMPREHENSIVE PLAN
 The Future Land Use portion of the Comprehensive Plan designates the subject property as residential. The proposed use appears to be in line with the adopted Comprehensive Plan for this area. This will also help the goal from Chapter 3 to "Encourage the availability of housing in Arkansas City for all ages and income groups". Increased employment from nearby industries has developed a need for nearby workforce housing. The proposed housing development should be able to readily serve workers coming in to our City. Also, this development is within the scope of the goal that "Residential Development should be located in areas where adequate public and private facilities already exist, where such facilities are planned in the capital improvements program, or in areas where they will be extended and provided by the developer within a reasonable time frame." All the utilities needed are readily available.

PROPERTY HISTORY
 This property was originally annexed into the city in 2001 with what was then referred to as R-4, Residential, Multiple Family District for the purpose of constructing a day care facility. That facility never was built but carried R-3, High Density Residential zoning into the new zoning regulations adopted in 2014. In 2015, a self-storage facility was proposed and the property was rezoned to C-2, Restricted Commercial District as well as a conditional use permit. Again, that project never materialized. In 2017, the property was platted into Compass Point and was zoned R-2 with an HO-O Overlay District for Single Family Homes. To date, only one single-family house has been built in the subdivision.

COMPATIBILITY with the ZONING ORDINANCE
 The surrounding area is comprised of agricultural and residential uses. It is the intent of the residential zoning districts to provide for areas of low, medium and high density residential development including certain public or private uses which are compatible with residential development. The change in classification would be consistent with the intent and purpose of these regulations.

Findings

When a proposed amendment would result in a change of the zoning classification of any specific property, the recommendation of the Planning Commission, accompanied by a copy of the record of the hearing, shall contain statements as to the present classification, the classification under the proposed amendment, the reasons for seeking such reclassification, a summary of the facts presented, and a statement of the factors upon which the recommendation of the Planning Commission is based, using the following guidelines. Note that all references to agriculture in this report also include associated residential uses.

1. Whether the change in classification would be consistent with the intent and purpose of these regulations;

The surrounding area is comprised of agricultural and residential uses. It is the intent of the residential zoning districts to provide for areas of low, medium and high density residential development including certain public or private uses which are compatible with residential development. The change in classification would be consistent with the intent and purpose of these regulations.

2. The character and condition of the surrounding neighborhood and its effect on the proposed change;

The surrounding area is comprised of agricultural and residential uses. There is an apartment complex to the east. Single family homes are found to the southeast of the site and the rest of the surrounding land is vacant and/or agricultural use. Residential development should not negatively affect the surrounding neighborhood.

3. Whether the proposed amendment is made necessary because of changed or changing conditions in the area affected, and, if so, the nature of such changed or changing conditions;

The project for single family homes never fully materialized. However, the area is still primed for residential development and the industrial development nearby calls for additional housing for the workers. In order to develop this site with multi-family residential, the proposed amendment is required.

4. The current zoning and uses of nearby properties, and the effect on existing nearby land uses upon such a change in classification;

North, south and west of the site is unincorporated and is not zoned but is primarily agricultural land. To the east is R-3, High Density Residential District, which matches the use. The surrounding area is comprised of agricultural and residential uses. There is an apartment complex to the east. The proposed use is multi-family residential which is compatible with the adjacent apartment complex and vacant agricultural land in the area. The recent road upgrades can handle more residential development in the area. The increase in traffic should not adversely affect the adjacent land uses. Also, the proposal calls for the same number of housing units as was planned in the single-family residential development.

5. Whether every use that would be permitted on the property as reclassified would be compatible with the uses permitted on other property in the immediate vicinity;

The proposed use of multi-family residential would be permitted under the R-3, High Density Residential District. This district would also allow higher intensity but "residential in nature" uses. These uses would be generally compatible with the uses in the immediate vicinity.

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

The property is currently zoned for residential use; the property is mostly vacant. The owner would still like to have a residential use but would like to increase the intensity of the use and be renter-occupied. After some financial difficulties in developing this subdivision with single-family homes, it was determined by the owner that multi-family rental housing would provide a better return on investment.

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

The property had been vacant for many years until the current single family home was built in 2020. It appears the remainder of the land has only ever been used as agricultural land prior to being developed as a subdivision in 2019. Due to the financial considerations the land will likely not be used for its best purpose if the proposed amendment is not approved.

8. Whether adequate sewer and water facilities, and all other needed public services exist or can be provided to serve the uses that would be permitted on the property if it were reclassified;

With the recent installation of natural gas in the area, all utilities are already in place. The streets are already in place but control of them is planned to revert to the property owner. Police and Fire/EMS are able to easily access the area as well.

9. The general amount of vacant land that currently has the same zoning classification proposed for the subject property, particularly in the vicinity of the subject property, and any special circumstances that make a substantial part of such vacant land available or not available for development;

There is other land within the City that is zoned R-3 but not enough collectively to develop a new multi-family residential subdivision and none nearby. The City is in need of additional housing in this area and as such developing this area with housing is the best case scenario.

10. Whether the proposed amendment would be in conformance to and further enhance the implementation of the City's Comprehensive Plan;

The Future Land Use portion of the Comprehensive Plan designates the subject property as residential. The proposed use appears to be in line with the adopted Comprehensive Plan for this area. This will also help the goal from Chapter 3 to "Encourage the availability of housing in Arkansas City for all ages and income groups". Increased employment from nearby industries has developed a need for nearby workforce housing. The proposed housing development should be able to readily serve workers coming in to our City. Also, this development is within the scope of the goal that "Residential Development should be located in areas where adequate public and private facilities already exist, where such facilities are planned in the capital improvements program, or in areas where they will be extended and provided by the developer within a reasonable time frame." All the utilities needed are readily available.

11. Whether the relative gain to the public health, safety, and general welfare outweighs the hardship imposed upon the applicant by not upgrading the value of the property by such reclassification; and,

The public health, safety and general welfare should not be negatively impacted by this rezoning as this area has already been designated for residential development and adequate public facilities will be part of the development.

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

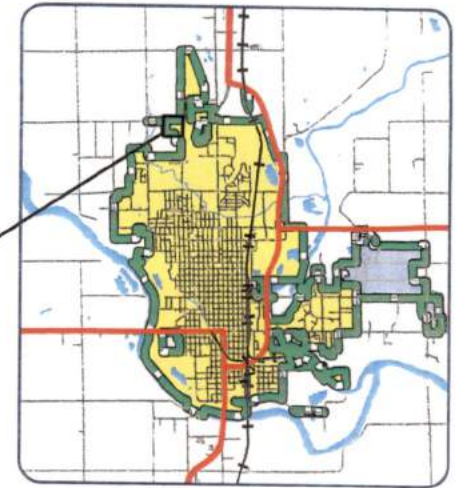
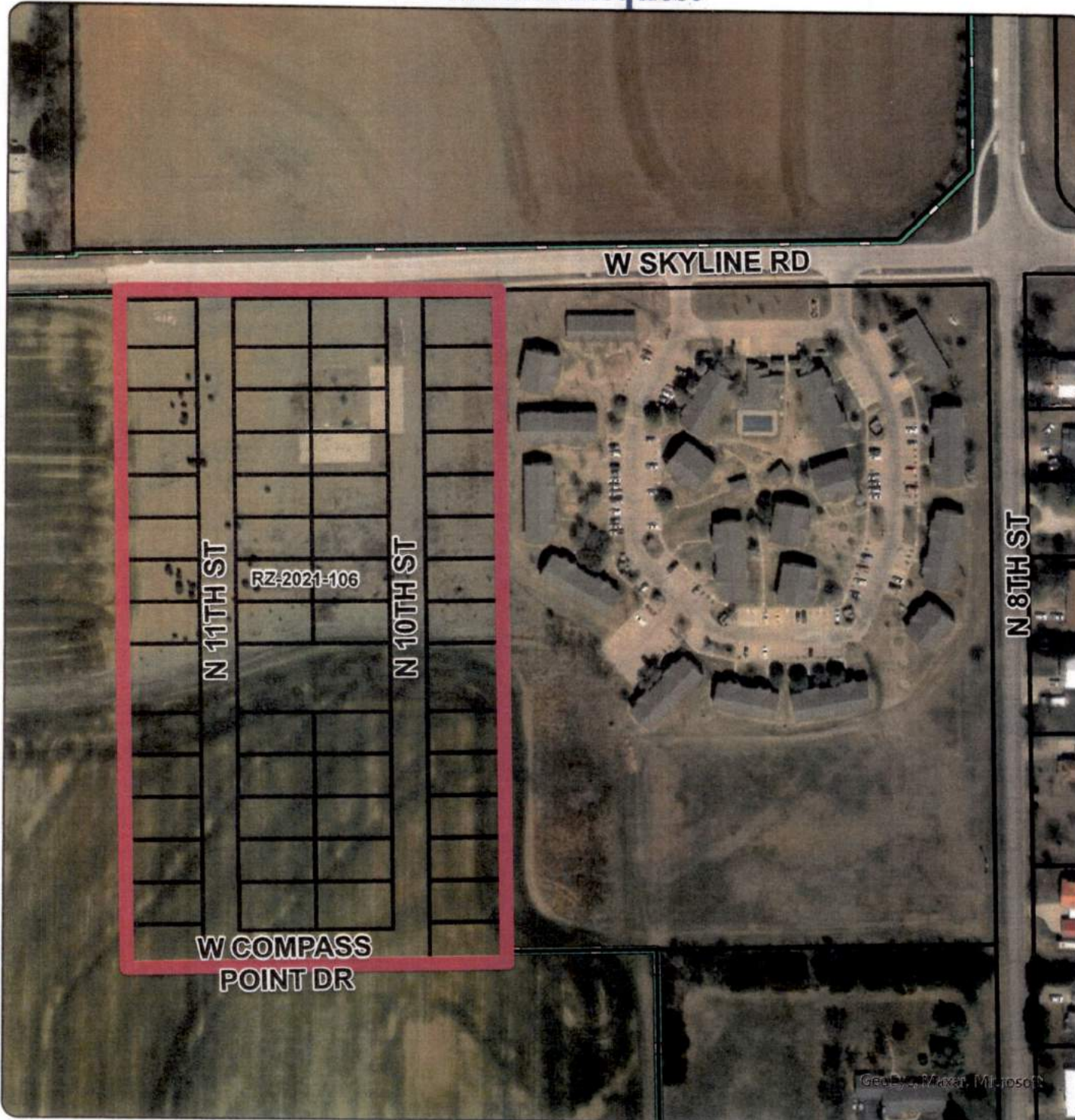
13. The recommendations of professional staff;

It is the recommendation of staff that the requested rezoning R-2 to R-3 be approved based on the

following conclusions:

- The development appears compatible with the area.
 - The property has remained underutilized for many years, agricultural use only.
 - The site is adjacent or in the vicinity of industrial development (employers) and other residential development.
 - The project should not adversely affect the neighboring properties.
 - This project provides housing, a much needed resource in Arkansas City
 - The public health, safety and general welfare should not be negatively impacted by this rezoning.
-

Rezone Request



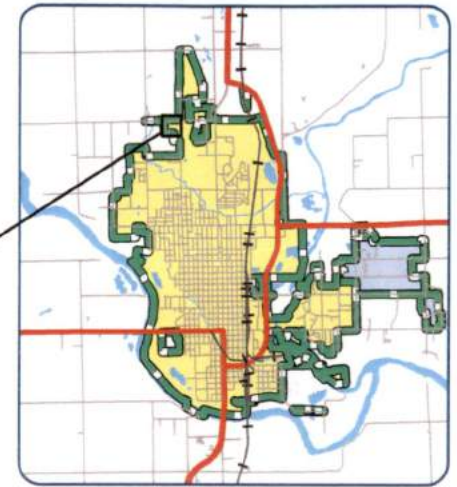
Request to Rezone
Compass Point Addition
from
R-2 Medium Density Residential District
to
R-3 High Density Residential District

-  Rezone
-  Property Lines
-  City Limits

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Created: January 11, 2021



Rezone Request



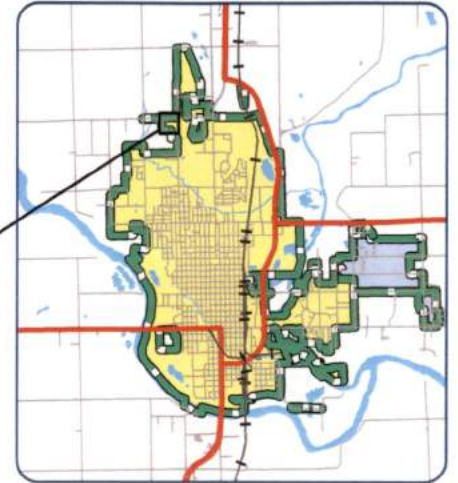
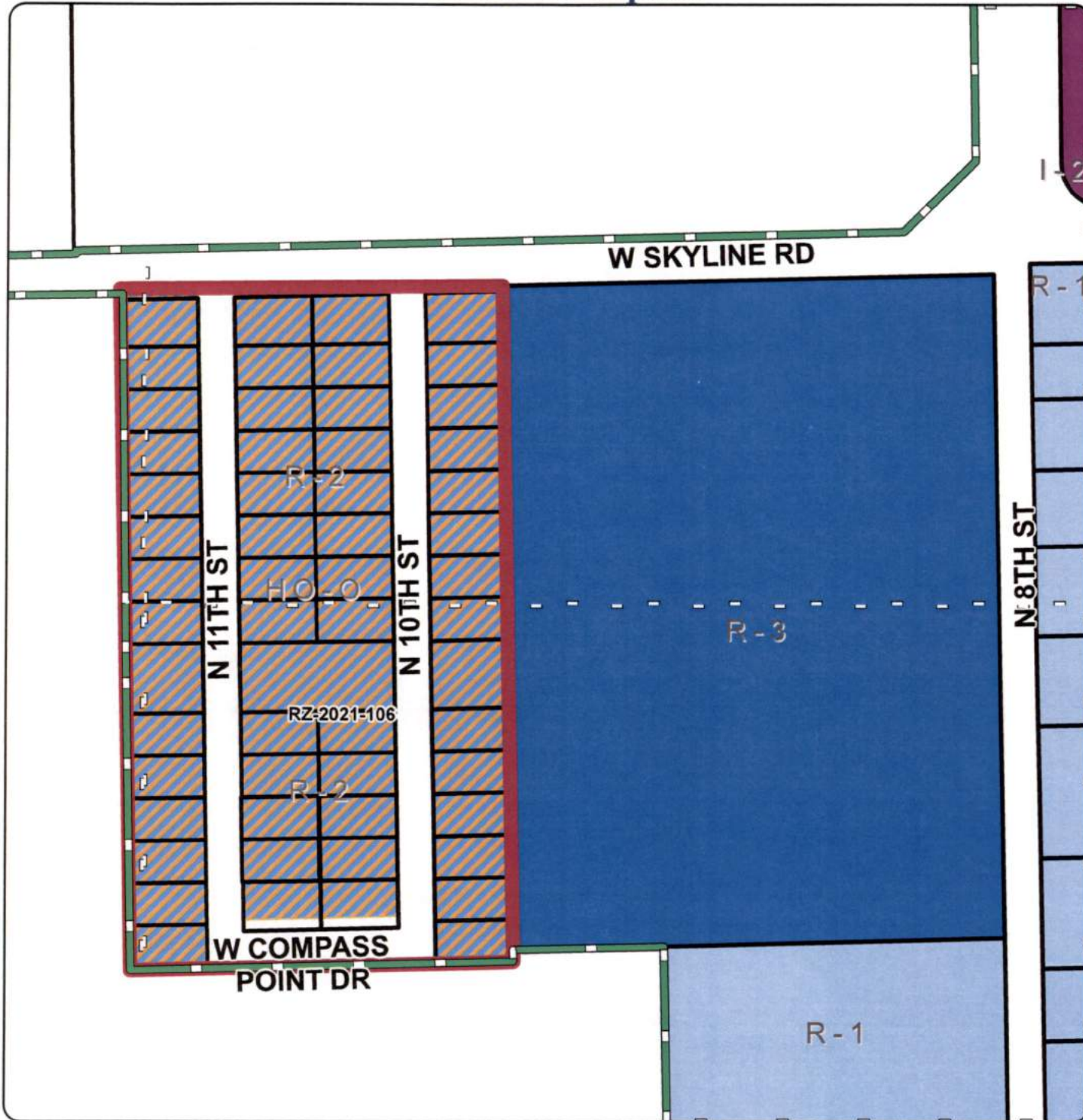
Request to Rezone
Compass Point Addition
from
R-2 Medium Density Residential District
to
R-3 High Density Residential District

-  City Limits
-  Rezone
-  Property Lines
- Future Land Use
 -  Agriculture
 -  Residential
 -  Industrial

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Created: January 11, 2021



Rezone Request



**Request to Rezone
Compass Point Addition
from
R-2 Medium Density Residential District
to
R-3 High Density Residential District**

- City Limits
- Rezone
- Property Lines
- Zoning**
 - R-1, Low Density Residential District
 - R-2, Medium Density Residential District
 - R-3, High Density Residential
 - I-2, Heavy Industrial District
 - HO-O, Housing Opportunity Overlay District

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data to date.
Created: January 11, 2021



Action Item 5

Title:

Hold a public hearing to consider the preliminary plat of Replat of Compass Point Addition

Description:

The subject property is located at 1100 block of W Skyline Rd known as Compass Point Addition. The majority of the property is vacant land with one single family home built on it. The surrounding area is comprised of residential and agricultural uses. An apartment complex is east of the site. Agriculture is found north, south and west of the site. The property consists of approximately 11 acres. The project will be to develop duplexes and triplexes. The replat will combine the lots into one and revert the streets back to the owner. Easements will be provided for existing utilities and the drainage areas. Staff recommends approval of the preliminary plat.

Action:

Make a motion to approve/disapprove the preliminary plat for Replat of Compass Point Addition

REPLAT OF COMPASS POINT ADDITION ARKANSAS CITY, COWLEY COUNTY, KANSAS

NW 1/4, SECTION 13, TOWNSHIP 34 SOUTH, RANGE 3 EAST OF THE 6TH P.M.

LAND SURVEYOR CERTIFICATE }
STATE OF KANSAS }
COUNTY OF COWLEY }
CITY OF ARKANSAS CITY } SS

I, the undersigned, do hereby certify that I am a registered land surveyor in the State of Kansas, with experience and proficiency in land surveying, that the heretofore described property was surveyed and subdivided by me, or under my supervision, that all Subdivision Regulations of the City of Arkansas City, Kansas, have been complied with in the preparation of this plat, and that all of the monuments shown herein exist and their positions are correctly shown to the best of my knowledge and belief.

Given under my hand and seal this 19th day of August, A.D. 2021 at Arkansas City, Kansas.

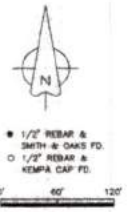
Charles B. Oulson
Charles B. Oulson
Kansas L.S. No. 589



LEGAL DESCRIPTION

A portion of land situated in the Northwest Quarter of Section 13, Township 34 South, Range 3 East of the 6th P.M., in the City of Arkansas City, Kansas, being more particularly described as follows:

Commencing at the Northeast Corner of the Northwest Quarter of Section 13, Township 34 South, Range 3 East of the 6th P.M.; thence South 89 deg. 31 min. 18 sec. West (course) along the North line of said Northwest Quarter a distance of 700.02 feet to the point of beginning of the here described piece of land; thence South 00 deg. 00 min. 00 sec. parallel with the East line of said Northwest Quarter, a distance of 957.47 feet; thence South 89 deg. 31 min. 18 sec. West; parallel with the North line of said Northwest Quarter, a distance of 522.00 feet; thence North 00 deg. 00 min. 00 sec. West parallel with the East line of said Northwest Quarter a distance of 957.47 feet to a point on the North line of said Northwest Quarter; thence North 89 deg. 31 min. 18 sec. East along said North line a distance of 522.00 feet to the point of beginning. Except the North 40 feet thereof for road right-of-way.



COUNTY SURVEYOR CERTIFICATE

I, the undersigned, Michael A. Work, do hereby certify that I have reviewed this plat in compliance with Kansas minimum standards for boundary surveys. No field verification was implied.

Michael A. Work
Kansas L.S. No. 1160

OWNER'S CERTIFICATION AND DEDICATION }
STATE OF KANSAS }
COUNTY OF COWLEY }
CITY OF ARKANSAS CITY } SS

This is to certify that the undersigned owner(s) of the land described in the Survey Certificate, have caused the same to be surveyed and subdivided in the accompanying plat into lots, blocks, streets, and other public ways under the name of "REPLAT OF COMPASS POINT ADDITION" that all highways, streets, alleys, easements and public grounds so created on the plat are hereby dedicated to the use of the public for the purpose of constructing, operating, maintaining, repairing public improvements; and further that the land contained herein is and shall be conveyed subject to any restrictions, reservations, and covenants on file or hereafter filed in the Office of the Register of Deeds of Cowley County, Kansas.

Brandon W. Jellings _____ Date _____

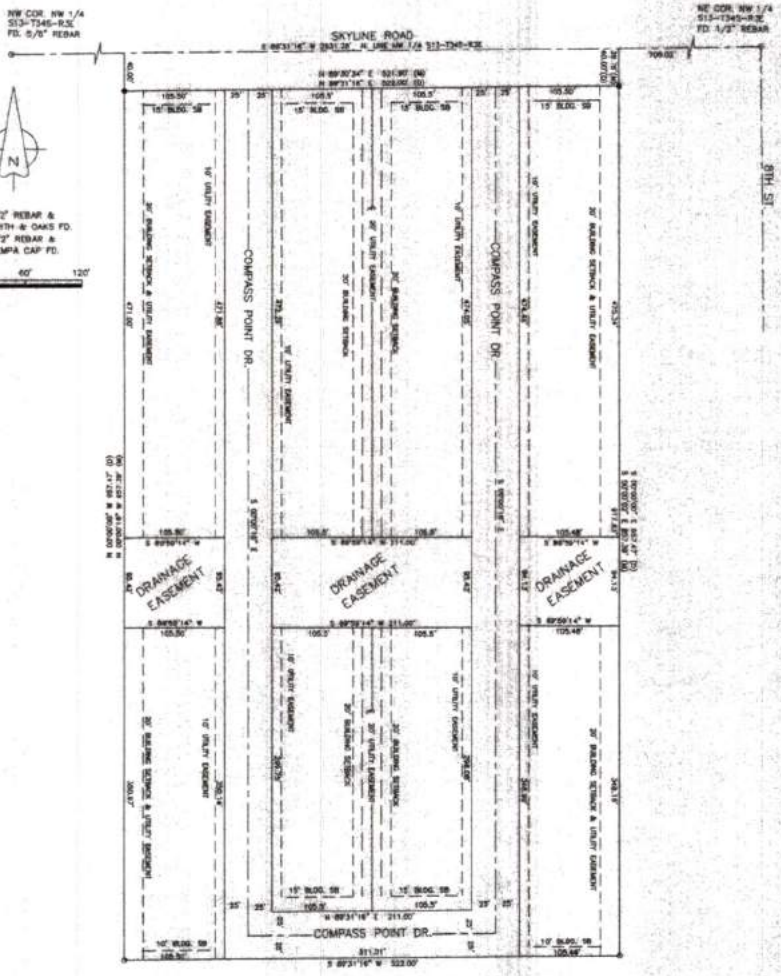
Sarah R. Jellings _____ Date _____

NOTARY CERTIFICATE }
STATE OF KANSAS }
COUNTY OF COWLEY }
CITY OF ARKANSAS CITY } SS

Be it remembered that on this _____ day of _____, 2021, before me, a notary public in and for said County and State, came Brandon W. Jellings, 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 the day and year above written.

(SEAL) _____ Notary Public

My Commission expires _____



CITY PLANNING COMMISSION CERTIFICATE }
STATE OF KANSAS }
COUNTY OF COWLEY }
CITY OF ARKANSAS CITY } SS

This plat of _____ has been submitted to and approved by the Arkansas City Planning Commission this _____ day of _____, 2021.

NOTARY CERTIFICATE }
STATE OF KANSAS }
COUNTY OF COWLEY }
CITY OF ARKANSAS CITY } SS

Be it remembered that on this _____ day of _____, 2021, before me, a notary public in and for said County and State, came Andrew Polon, 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 the day and year above written.

(SEAL) _____ Notary Public

My Commission expires _____

NOTARY CERTIFICATE }
STATE OF KANSAS }
COUNTY OF COWLEY }
CITY OF ARKANSAS CITY } SS

Be it remembered that on this _____ day of _____, 2021, before me, a notary public in and for said County and State, came John White, 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 the day and year above written.

(SEAL) _____ Notary Public

My Commission expires _____

CITY GOVERNING BODY CERTIFICATE }
STATE OF KANSAS }
COUNTY OF COWLEY }
CITY OF ARKANSAS CITY } SS

The applications shown on this plat have been accepted by the City of Arkansas City, Kansas, this _____ day of _____, 2021.

(SEAL) _____ Notary Public

NOTARY CERTIFICATE }
STATE OF KANSAS }
COUNTY OF COWLEY }
CITY OF ARKANSAS CITY } SS

Be it remembered that on this _____ day of _____, 2021, before me, a notary public in and for said County and State, came Lesley Shook and Lesley Shook, to me personally known to be the same persons 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 the day and year above written.

(SEAL) _____ Notary Public

My Commission expires _____

REGISTER OF DEEDS CERTIFICATE }
STATE OF KANSAS }
COUNTY OF COWLEY } SS

This is to certify that this instrument was filed for record in the Register of Deeds Office, at _____ A.M./P.M., on the _____ day of _____, in Book _____ Page _____.

Toll A. Long
Cowley County Register of Deeds



STAFF REPORT

City of Arkansas City Neighborhood Services Division
 Josh White, Principal Planner
 118 W Central Ave, Arkansas City, KS 67005
 Phone: 620-441-4420 Fax: 620-441-4403 Email: jwhite@arkansascityks.gov Website: www.arkcity.org

CASE NUMBER
SD-2021-042

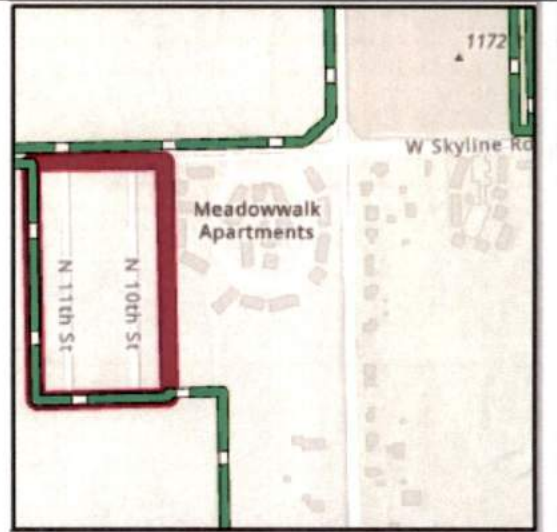
APPLICANT/PROPERTY OWNER
Jellings Construction LLC

PUBLIC HEARING DATE
February 9, 2021

PROPERTY ADDRESS/LOCATION
Compass Point/1100 block W Skyline Rd

BRIEF SUMMARY OF REQUEST

The subject property is located at 1100 block of W Skyline Rd known as Compass Point Addition. The majority of the property is vacant land with one single family home built on it. The surrounding area is comprised of residential and agricultural uses. An apartment complex is east of the site. Agriculture is found north, south and west of the site. The property consists of approximately 11 acres. The project will be to develop duplexes and triplexes. The replat will combine the lots into one and revert the streets back to the owner. Easements will be provided for existing utilities and the drainage areas.



Map data ©2021 Esri World Topographic map

EXISTING ZONING R-2, Medium Density Residential District HO-O, Historic Opportunity Overlay District	EXISTING LAND USE Undeveloped residential subdivision (with utilities and streets in place)	SURROUNDING ZONING & LAND USE North-Agricultural East-Multi Family Residential South-Agricultural West-Agricultural	SITE IMPROVEMENTS Single Family Home	SIZE OF PROPERTY 11 Acres
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STAFF RECOMMENDATION

APPROVE

APPROVE WITH CONDITIONS

DENY

Lots and Blocks

The replat calls for 1 lot. Existing utilities and a drainage area will retain easements.

Right-of-way and Easements

The existing right-of-way and streets will revert to the property owner. The streets will become privately controlled but publically accessible. Easements will be retained for existing utilities and the drainage area in the middle of the replat.

Land Planning and Site Design Principles

All utilities are available at the site. The site does not appear to be in any floodplain and the drainage areas shall be retained. The streets are in place but will revert to private ownership. No other site changes are proposed.

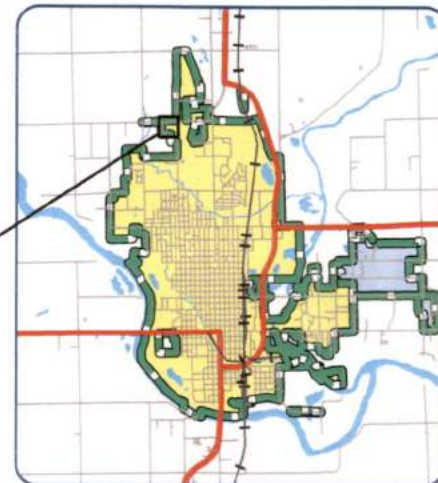
Conformance with Comprehensive Plan and Planning Policies

The proposal conforms to the residential land use pattern of the Future Land Use Map.

Transportation and Circulation

The private streets shall remain publically accessible for such things as site circulation, utility company access, trash removal and for deliveries.

Replat Request



Request to Replat
Compass Point Addition

-  City Limits
-  Subdivision
-  Property Lines

Produced by the
City of Arkansas City GIS
using the best available
data to date.
Created: January 12, 2021



Action Item 6

Title:

Consider the final plat of Replat of Compass Point Addition

Description:

Since the plat for Replat of Compass Point is minor, the final plat can also be discussed and voted on at this meeting. Alternately, this item could be tabled for further consideration at the next meeting. Staff recommends approval of the plat at this meeting.

Action:

Make a motion to approve/not approve the final plat of Replat of Compass Point Addition **OR** Table the final plat to the next meeting.

REPLAT OF COMPASS POINT ADDITION ARKANSAS CITY, COWLEY COUNTY, KANSAS

NW 1/4, SECTION 13, TOWNSHIP 34 SOUTH, RANGE 3 EAST OF THE 6TH P.M.

LAND SURVEYOR CERTIFICATE
STATE OF KANSAS } SS
COUNTY OF COWLEY }
CITY OF ARKANSAS CITY }

I, the undersigned, do hereby certify that I am a registered land surveyor in the State of Kansas, with experience and proficiency in land surveying; that the heretofore described property was surveyed and subdivided by me, or under my supervision, that all Subdivision Regulations of the City of Arkansas City, Kansas, have been complied with in the preparation of this plat, and that all of the monuments shown herein actually exist and their positions are correctly shown to the best of my knowledge and belief.

Witness my hand and seal this 20th day of April, 2021, at Arkansas City, Kansas.
Charles B. Cullum
 Charles B. Cullum
 Kansas L.S. No. 580
 Date Signed



LEGAL DESCRIPTION

A portion of land situated in the Northwest Quarter of Section 13, Township 34 South, Range 3 East of the 6th P.M., in the City of Arkansas City, Kansas, being more particularly described as follows:

Commencing at the Northeast Corner of the Northwest Quarter of Section 13, Township 34 South, Range 3 East of the 6th P.M.; Thence South 89 deg. 31 min. 16 sec. West (assumed) along the North line of said Northwest Quarter a distance of 700.02 feet to the point of beginning of the herein described piece of land; thence South 00 deg. 00 min. 00 sec. parallel with the East line of said Northwest Quarter, a distance of 957.47 feet; thence South 89 deg. 31 min. 16 sec. West, parallel with the North line of said Northwest Quarter, a distance of 522.00 feet; thence North 00 deg. 00 min. 00 sec. West, parallel with the East line of said Northwest Quarter a distance of 957.47 feet to a point on the North line of said Northwest Quarter; thence North 89 deg. 31 min. 16 sec. East along said North line a distance of 522.00 feet to the point of beginning. Except the North 40 feet thereof for road right-of-way.

COUNTY SURVEYOR CERTIFICATE

I, the undersigned, Michael A. Work, do hereby certify that I have reviewed this plat in compliance with Kansas minimum standards for boundary surveys. No field verification was implied.

Michael A. Work
 Michael A. Work
 Kansas L.S. No. 1160
 Date Signed

OWNER'S CERTIFICATION AND DEDICATION

STATE OF KANSAS } SS
 COUNTY OF COWLEY }
 CITY OF ARKANSAS CITY }

This is to certify that the undersigned owner(s) of the land described in the Survey Certificate, have caused the same to be surveyed and subdivided for the accompanying plat into lots, blocks, streets, and other public ways under the name of "REPLAT OF COMPASS POINT ADDITION" that all highways, streets, alleys, easements and public grounds as denoted on the plat are hereby dedicated to for the use of the public for the purpose of constructing, operating, maintaining, repairing public improvements; and further that the land contained herein is held and shall be conveyed subject to any restrictions, reservations, and covenants on file or hereafter filed in the Office of the Register of Deeds of Cowley County, Kansas.

Brendon R. Jelings _____ Date _____

Sarah R. Jelings _____ Date _____

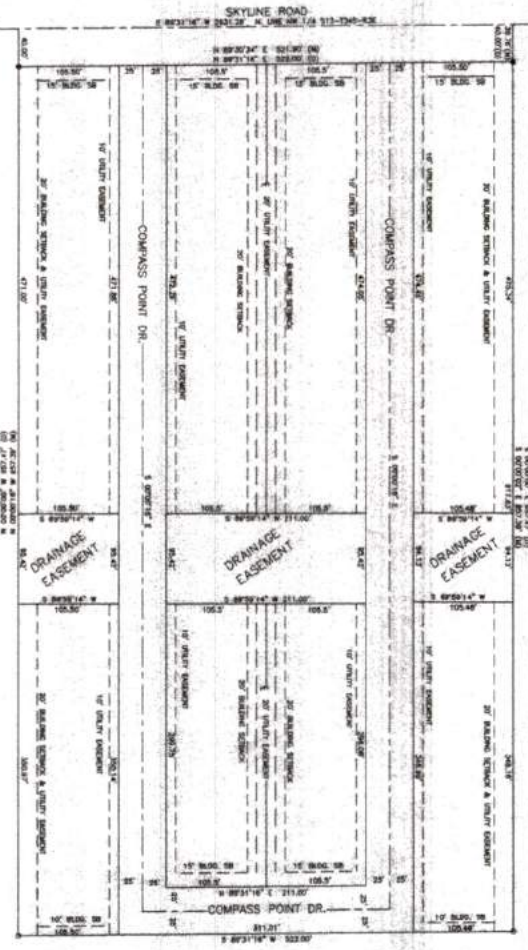
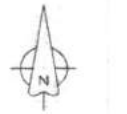
NOTARY CERTIFICATE
 STATE OF KANSAS } SS
 COUNTY OF COWLEY }
 CITY OF ARKANSAS CITY }

Be it remembered that on this _____ day of _____, 2021, before me, a notary public in and for said County and State, came Brendon R. Jelings and Sarah R. Jelings, to me personally known to be the same persons who executed the foregoing instrument of writing and duly acknowledge the execution of same. In testimony whereof, I have hereunto set my hand and affixed my notarial seal the day and year above written.

(SEAL) _____
 Notary Public
 My Commission expires _____

NW COR. NW 1/4
 S13-T34S-R3E
 FD. 9/21 REBAR

NE COR. NW 1/4
 S13-T34S-R3E
 FD. 1/2 REBAR



CITY PLANNING COMMISSION CERTIFICATE
 STATE OF KANSAS } SS
 COUNTY OF COWLEY }
 CITY OF ARKANSAS CITY }

This plat of _____ has been submitted to and approved by the Arkansas City Planning Commission this _____ day of _____, 2021.

NOTARY CERTIFICATE
 STATE OF KANSAS } SS
 COUNTY OF COWLEY }
 CITY OF ARKANSAS CITY }

Be it remembered that on this _____ day of _____, 2021, before me, a notary public in and for said County and State, came Andrew Polon, to me personally known to be the same person who executed the foregoing instrument of writing and duly acknowledge the execution of same. In testimony whereof, I have hereunto set my hand and affixed my notarial seal the day and year above written.

(SEAL) _____
 Notary Public
 My Commission expires _____

NOTARY CERTIFICATE
 STATE OF KANSAS } SS
 COUNTY OF COWLEY }
 CITY OF ARKANSAS CITY }

Be it remembered that on this _____ day of _____, 2021, before me, a notary public in and for said County and State, came Joni White, to me personally known to be the same person who executed the foregoing instrument of writing and duly acknowledge the execution of same. In testimony whereof, I have hereunto set my hand and affixed my notarial seal the day and year above written.

(SEAL) _____
 Notary Public
 My Commission expires _____

CITY GOVERNING BODY CERTIFICATE
 STATE OF KANSAS } SS
 COUNTY OF COWLEY }
 CITY OF ARKANSAS CITY }

The dedications shown on this plat have been accepted by the City of Arkansas City, Kansas, this _____ day of _____, 2021.

(SEAL) _____
 Scott Rivers
 Mayor

NOTARY CERTIFICATE
 STATE OF KANSAS } SS
 COUNTY OF COWLEY }
 CITY OF ARKANSAS CITY }

Be it remembered that on this _____ day of _____, 2021, before me, a notary public in and for said County and State, came Lesley Shoak and Lesley Shoak, to me personally known to be the same persons who executed the foregoing instrument of writing and duly acknowledge the execution of same. In testimony whereof, I have hereunto set my hand and affixed my notarial seal the day and year above written.

(SEAL) _____
 Notary Public
 My Commission expires _____

REGISTER OF DEEDS CERTIFICATE
 STATE OF KANSAS } SS
 COUNTY OF COWLEY }

This is to certify that this instrument was filed for record in the Register of Deeds Office at _____ a.m./p.m., on the _____ day of _____, 2021.

(SEAL) _____
 Tobi A. Lang
 Cowley County Register of Deeds

Action Item 7

Title:

Comprehensive Plan Update

Description:

Discussion will continue on housing. This month, we'll focus on housing goals and the actions we'd like to pursue to meet them. We'll also spend some time talking about the 2013 survey results.

Action:

Discuss the update but no action is needed at this time.

Chapter Three: Housing and Neighborhoods

- 3.1 Introduction
- 3.2 Vision
- 3.3 Background
- 3.4 Recommendations from 2010 Housing Needs Assessment Study
- 3.5 Housing Findings, Recommendations and Strategies from the 2003 Update to the 1996 Comprehensive Plan
- 3.6 Housing-Related Responses and Comments from the 2013 Survey and Comparisons to 2007 Survey
- 3.7 Goals and Actions

3.1 INTRODUCTION

Housing is an essential part of any community. The citizens of Arkansas City, and housing and community development experts as well, recognize that the availability of housing that is safe, affordable and suitable is critical to an acceptable quality of life. The City must plan for housing that meets the need for both the existing diverse population, and a slow-growing and diversified future population. This is not just a matter of planning for additional housing units, but of planning for a needed mix of housing types and cost. While the population is not forecasted to grow significantly, national trends of fewer persons per household and changing demographics relative to age requires additional housing units to be added to the current supply to provide not just adequate housing but also a better range of housing choices.

Using the current Arkansas City household size of 2.47 per unit, as reported in the 2010 U.S. Census, and the Kansas Water Office's 2020 population estimate for Arkansas City of 10,946, it will require 4,431 total housing units to house Arkansas City's 2020 population. According to the U.S. Census the number of housing units in 2010 was 5,646, of which 4,802 were occupied.

*Need an update.
use WSA
projections*

3.2 VISION

Arkansas City will maintain, and improve upon, its neighborhoods of well-maintained houses and yards, historic homes, tree-lined streets and parks. The community recognizes that these neighborhoods are, and will continue to be, some of its greatest assets. The continuation of these neighborhoods as quality places to live is integral to the City's future growth and vitality. Arkansas City will have a supply of housing that provides single-family as well as multi-family dwellings, both owner-occupied and renter-occupied, and housing which is safe, of good quality and affordable regardless of a resident's level of income.

3.3 BACKGROUND

The availability of good quality new housing, and well-maintained existing stock, is critical to the ability of the community to maintain and build upon the diversified economic base envisioned in this Plan. For example, a businessperson considering Arkansas City as a site will want to know that good quality housing exists nearby for both executives and employees. Likewise, an existing business having trouble filling workplace vacancies because of an inadequate supply of affordable housing for its employees will factor that problem into its decisionmaking regarding expansion or relocation. Having housing stock which serves to retain young people in the community, as well as provides for senior citizens, also requires attention to very different housing needs.

Simply put – in order to achieve the goal of an expanded and diversified economic base, the housing stock must cover a wide range of prices. There are measures the City can take to promote not just quality and quantity of housing, but also selection across the price range.

While owner-occupied housing comprises the majority of residential units in Arkansas City, attention may need to increasingly turn to the supply and cost of rental units. If the cost of new housing rises at rates above that for family household incomes, rental property will be in greater demand. Further, for some segments of the population rental property has become the preferred choice for housing – regardless of income. In particular, young workers, as well as retirees, will frequently select rental housing over owner-occupied housing – especially where rental properties exist in quality and quantity and across a broad range of rental payments.

There are blighted residential areas in Arkansas City where intervention is necessary. The City government can take a number of initiatives in order to improve on current conditions, to maintain and preserve what is already attractive, and to promote good qualities in future housing development. These initiatives include both direct action by the City government, and also the City government encouraging certain actions of, and investments by, the private sector.

HOUSING DATA FROM U.S. CENSUS

HOUSEHOLD DATA	1990	2000	2010
HOUSEHOLD TYPES			
TOTAL HOUSEHOLDS	--	4855	4802
FAMILY HOUSEHOLDS	--	3101	3030
With Children Under 18	--	1469	1433
Husband-Wife Family	--	2342	2083
With Own Children Under 18	--	984	829
Male Household, No Wife	--	189	281
With Own Children Under 18	--	122	174
Female Household, No Husband	--	570	666
With Own Children Under 18	--	363	430
NON-FAMILY HOUSEHOLDS	1771	1754	1772
Householder Living Alone	1515	1540	1531
Male	557	586	637
65 Years and Older	218	164	167
Female	958	1034	894
65 Years and Older	643	557	486
FAMILY HOUSEHOLDS, TOTAL	5160	4855	4802
1-Person	1515	1540	1531
2-Person	1741	1415	1492
3-Person	825	719	684
4-Person	686	562	570
5-Person	235	280	299
6-Person	112	87	127
7 or More Person	46	38	99
NON-FAMILY HOUSEHOLDS, TOTAL	1771	1754	1772
1-Person	--	1540	1531
2-Person	--	174	187
3-Person	--	25	27
4-Person	--	10	14
5-Person	--	4	8
6-Person	--	1	5
7 or More Person	--	0	0
FAMILY SIZE (AVERAGE)	--	2.97	3.07
HOUSEHOLD SIZE (AVERAGE)	--	2.36	2.47

HOUSEHOLD DATA	1990	2000	2010
GROUP QUARTERS POPULATION	457	496	562
INSTITUTIONALIZED	268	177	129
Corrections	--	11	2
Nursing Homes	--	166	106
Other Institutions	268	11	21
NON-INSTITUTIONALIZED	188	319	433
Dormitories	--	231	401
Other	188	88	32
HOUSING STOCK			
HOUSING UNITS	5774	5628	5646
OCCUPIED	5144	4855	4802
VACANT	630	773	844
OWNER OCCUPIED	3434	3148	2879
RENTER OCCUPIED	1710	1707	1923
POPULATION IN HOUSING			
TOTAL IN OCCUPIED UNITS	12306	11467	11853
OWNER OCCUPIED	8881	7592	7191
RENTER OCCUPIED	3425	3875	4662
AVERAGE HOUSEHOLD SIZE			
OWNER OCCUPIED	--	2.41	2.50
RENTER OCCUPIED	--	2.27	2.42

HOUSING STOCK

	2010	
Single-family units detached	79.8%	4397
Single family units, attached	1.8%	100
Duplexes	3.3%	182
3-4 plexes	3.3%	181
5-9 unit structures	2.3%	125
10+ unit structures	5.7%	315
Mobile homes/other	3.7%	204
TOTAL	100%	5504

(NOTE: Counts exclude vacant units.)

**HOME VALUES, OWNER-OCCUPIED UNITS
1990-2010**

	1990		2000		2010	
\$300,000 or more	0	0%	6	0.2%	34	1.2%
\$200,000 - \$299,999	0	0%	12	0.4%	53	1.9%
\$150,000 - \$199,999	3	0.1%	78	2.7%	184	6.5%
\$100,000 - \$149,999	77	2.5%	120	4.1%	337	11.9%
\$50,000 - \$99,999	602	19.4%	904	31.2%	1147	40.6%
\$50,000 or less	2424	78.1%	1776	61.3%	1071	37.0%
TOTAL	3106		2896		2826	

Median Home Value:

In 2010	\$61,700
In 2000	\$43,300
In 1990	\$32,800

AGE OF HOUSING STOCK 1990-2010

Year Structure Built	1990		2000		2010	
	#	%	#	%	#	%
Pre-1939	2846	49.3	1994	35.5	2080	37.8
1940-1959	1503	26.0	2039	36.3	1617	29.4
1960-1979	964	17.7	1169	20.8	1136	20.7
1980-1989	422	7.3	230	4.1	298	5.4
1990-1999	39	0.7	184	3.3	265	4.8
2000-2009	--	--	6	0.1	128	1.9
TOTAL	5774		5622		5524	

HOUSING VACANCY RATES

	2000	2010
Homeowner Vacancy	3.3%	4.0%
Rental Vacancy	13.5%	15.3%

HOUSEHOLD SIZE

	1990	2000	2010
1-Person Household	1515	1540	1531
2-Person Household	1741	1589	1492
3-Person Household	825	744	684
4-Person Household	686	572	570
5-Person Household	235	284	299
6-Person Household	112	88	127
7+ Person Household	46	38	99
TOTALS	5160	4855	4802

3.4 HOUSING RECOMMENDATIONS FROM 2010 HOUSING NEEDS ASSESSMENT STUDY

IX. CONCLUSIONS AND RECOMMENDATIONS

- Recent and projected employment trends, coupled with population and demographic projections, suggest that there will be a surplus of 69 rental units and eight ownership units in Arkansas City in 2012.
- The medical center expansion will likely draw some households, particularly seniors, to Arkansas City from throughout Cowley County, as well as a minimal number from outside the county, as it is the only regional long-term care facility serving the area.
- Overall, senior renters with incomes lower than 50% AMI appear to be the most severely underserved group in the city. Demand from this age and income cohort will increase if completion of the medical center and other factors, such as health issues, increase the incidence of senior household in-migration from the rural areas of the county.
- The existing rental units that target this group are older, one-bedroom dwellings that have institutional designs and lack many of the amenities desired by contemporary senior renters.
- Seniors in Arkansas City, many of which are moving from single-family homes, prefer more living space than a one-bedroom unit provides, as well as a design that allows for sufficient privacy.
- These factors suggest that a new age-restricted project should either be subsidized or have rents restricted at or below 50% AMI. The project should have a one-story walk-up or two-story elevator-served design that has private or semi-private unit entrances, as well as a contemporary unit amenity package.
- The continued aging of the population in Arkansas City, as well as in the rural areas throughout the county, suggest that there is sufficient demand to support between 20 and 30 new age-restricted rental units that target renters earning less than 50% AMI.

Is this out of date?

3.5 HOUSING FINDINGS, RECOMMENDATIONS AND STRATEGIES FROM THE 2003 UPDATE TO THE 1996 COMPREHENSIVE PLAN

Chapter 3 Housing & Neighborhoods

Introduction. A supply of decent and affordable housing is a critical factor when developing programs for industry to move into a small town. Community efforts to maintain and improve the housing stock contribute substantially to economic development.

*Is this out of date?
Consider keeping only highlights from 2003.*

Key Findings.

- Approximately 35 percent of the housing units in Arkansas City were built in 1939 or earlier, approximately 47 percent were built between 1940 and prior to 1970, and only about 7.5 percent built since 1980. This clearly points out a need for maintaining the existing housing stock keeping older neighborhoods healthy, and encouraging new building in the city.
- New opportunities for housing will occur in suburban residential developments located east of the Walnut River, and in the northwest area of the city. Rural residential housing, outside the city limits, is expected to occur in platted subdivisions and individual, large tracts. Infill housing is another opportunity available to meet local housing demand.
- The residential neighborhood south of Madison Avenue and the Sleeth neighborhood should be targeted as revitalization areas.

Will need to check this against new data

Recommendations.



- The City of Arkansas City will need to implement a Systematic Program of Code Enforcement in the neighborhoods defined as revitalization areas.



- The City of Arkansas City will need to reinforce neighborhood stability, and stimulate private investment, through public sector capital improvement decisions and municipal services. An ongoing or 5-year program should be designed and funded to provide adequate street lighting, paved streets with curb and gutters, sidewalks, street tree plantings, and improved storm water systems.

Probably need to expand this to other areas

Can we develop this?

- A Neighborhood Action Plan should be considered and based on a planning process involving citizens of an entire neighborhood.

This has been done to an extent we could look at waiving fees but to what end?

- The City should prepare an inventory of infill sites. The purpose of the inventory is to assist in soliciting private developers to build infill housing. The City should also consider waiving building permit fees, utility connection fees, along with other incentives to induce private investment into established neighborhoods.

- An assessment of the City zoning and subdivision regulations should be performed to evaluate the regulatory impact on the cost of housing and development.

This is a national movement against single family zoning as being exclusionary. Our R-1 isn't technically just single family³⁻⁷ but it's designed for that. Should we consider changing R-1 or the other residential districts

Habitat is really only one currently.
Land Bank has some of this function

- The City should facilitate the creation of a not-for-profit corporation designed to improve local housing. When the City declares a structure abandoned, the not-for-profit corporation can petition the City for temporary possession of the abandoned structure.

Action Strategies.

★ The City of Arkansas City needs to devise a coordinated strategy to deal with the housing needs of the low and moderate income households.

★ **Neighborhood Revitalization Areas.** Many of the ideas, plans and programs outlined in the recommendation section should be implemented within the neighborhood revitalization areas. [This has been implemented.]

akenus Estiff
Compass Point (losser estiff)

★ **Public-Private Partnership.** Housing action strategies should be developed in conjunction with the efforts of a public-private partnership to create jobs and promote economic development.

★ **Public Sector Housing Programs.** The ideas and approaches suggested to stimulate housing rehabilitation and neighborhood recovery rely on subsidies to help low-income households.

3.6 HOUSING-RELATED RESPONSES AND COMMENTS FROM THE 2013 SURVEY AND COMPARISONS TO 2007 SURVEY

will need to revise to new survey use HS

The 2013 community survey gives valuable insight as to citizens' views of the current housing stock and market, as well as the significance housing has for quality of life at both the neighborhood and community level.

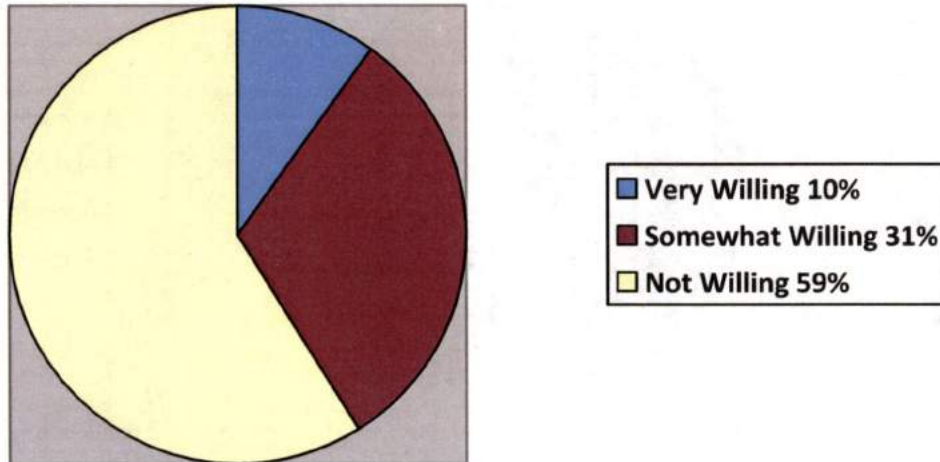
The 2013 survey asked for citizens' perceptions as to the current supply of different types of housing in the community:

Is the current supply of housing...	Adequate		Inadequate		Surplus	
Single-family homes	398	63%	205	32%	32	5%
Duplex units	312	51%	272	45%	23	4%
Manufactured homes	381	63%	127	21%	93	15%
Apartment units	323	53%	240	39%	47	8%
Condominiums and townhouses	243	41%	325	54%	29	5%
Housing for senior citizens	244	39%	353	57%	23	4%
Low income housing	269	43%	287	46%	66	11%
Moderate income housing	286	46%	306	50%	24	4%
High income housing	372	61%	121	20%	112	19%

Other than indicating a need for more multi-family, single-family rental housing, senior citizen housing, and housing for low- and moderate-income citizens, the

above responses seem to reflect a relatively high level of satisfaction that the supply of housing is meeting market demands.

In response to the survey question of willingness to pay increased taxes or fees for "greater housing opportunities", the response was:



The responses to the housing-specific survey questions should be viewed alongside the responses to questions asked in the 2007 survey to measure "overall" satisfaction with conditions of Arkansas City. Those questions, and percentage responses, include the following:

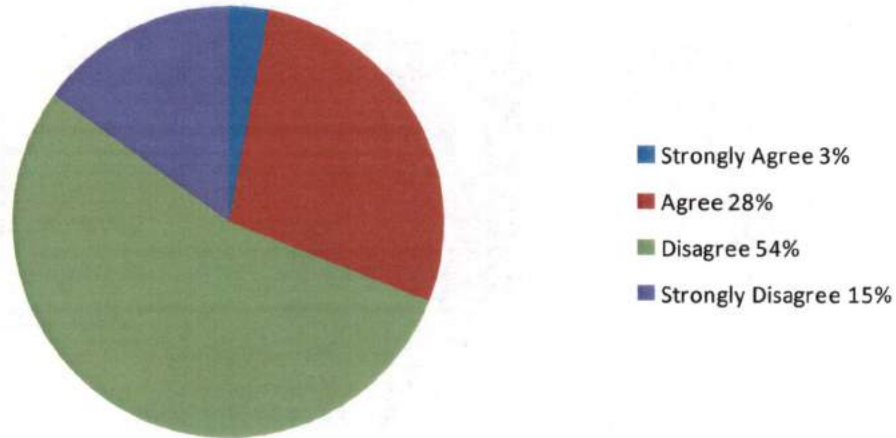
How do you rate the City...	Excellent	Good	Fair	Poor	No Opinion
As a place to live	7%	41%	40%	12%	0%
As a place to raise children	9%	39%	36%	14%	2%
As a place to work	3%	17%	39%	37%	3%
As a place to retire	7%	25%	34%	27%	7%
Overall quality of life	5%	30%	51%	12%	1%

A 2013 survey question asked whether the quality of life in Arkansas City had changed over the preceding five-, ten- and 15-year time periods.

Livability over the preceding...	Improved		Declined		Stayed the Same	
	Count	Percentage	Count	Percentage	Count	Percentage
5 years	144	22%	236	36%	279	42%
10 years	152	25%	270	44%	186	31%
15 years	143	23%	311	51%	158	26%

In its 2010 survey Cowley First reported this from responses from Arkansas City:

In the past 10 years, Cowley County has become a better place to live.



These responses speak for themselves. If they are an accurate reflection of the perceptions of the entire community, the 2010 survey responses show 5 out of 10 citizens believe Arkansas City is an excellent or good place to live, and 4 out of 10 are satisfied with the quality of life that the City offers. Also telling is the response from the 2013 survey, by 36% of the survey respondents, that "quality of life" has declined over the past five years, with higher percentages expressing declines over 10 years (44%) and 15 years (51%)

The survey asked citizens for their ranking of "quality of life" factors – *i.e.*, which of 13 listed characteristics of a community were most important to them in choosing a place to live. These three were the most frequently selected responses:

Factor	# of Responses
Location near family and friends	279
Friendly "small town" atmosphere	244
Affordable and stable cost of living	210

Another 2013 survey question asked whether the quality of rental housing was satisfactory?

Yes 17%

No 47%

No Opinion 36%

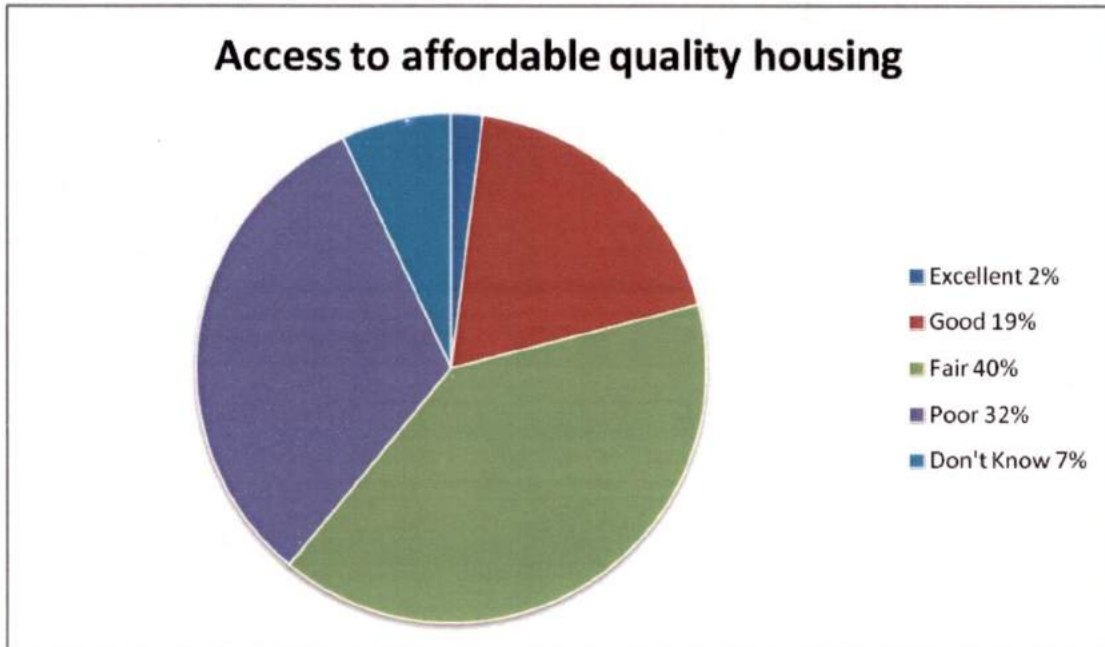
2010 Survey

The survey conducted countywide by Cowley First for its Vision 20/20 Community Plan asked several housing-related questions. The responses from Arkansas City were:

	Strongly Agree	Agree	Neutral	Disagree	Strongly Disagree
More affordable housing is needed	22%	34%	28%	13%	3%
Residents have choices for adequate and affordable housing	2%	45%	--	44%	8%

2007 Citizen Survey

A survey conducted by the City in 2007 received the following responses to the only specific housing-related question:



This survey did ask for housing type and tenure information. Briefly, responses showed 81% of those returning surveys resided in single-family detached housing, and 68% of respondents were in an owner-occupied home.

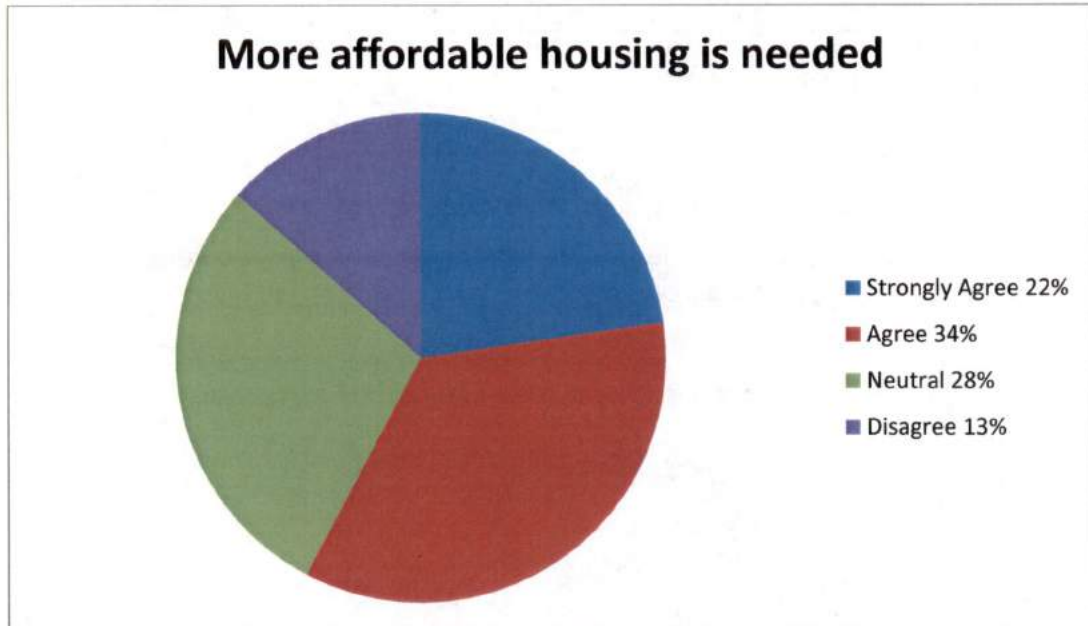
Cowley First Community Plan and Survey

Housing was a subject of the 2007 report, "Cowley County Vision 20/20". In the report's section on Cowley County Place, a Community Concern was, "Provide more affordable housing." A Strategy Statement tied to that concern was,

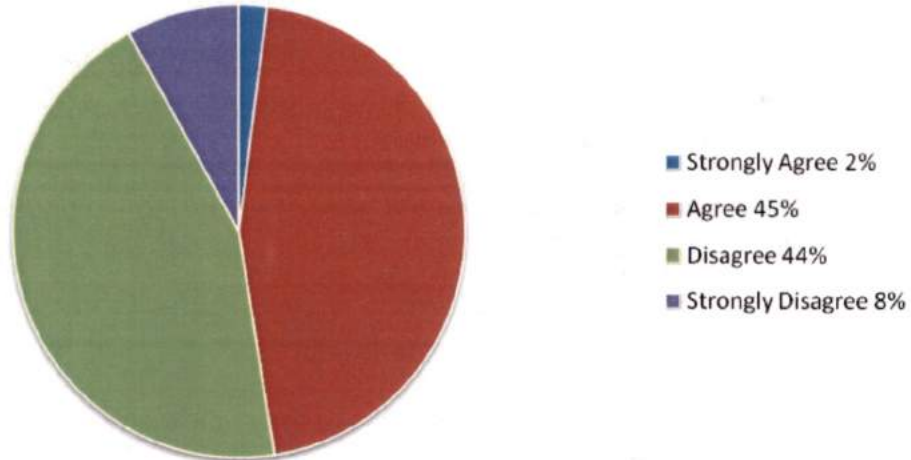
Out of date?

"Improve and expand the availability of good quality, affordable housing for rental and home ownership."

In a 2010 countywide survey conducted by Cowley First, 338 responses, identified as being from Arkansas City, were reported for the following questions:



Residents have choices for adequate and affordable housing



Appendix F contains more details from Cowley County Vision 20/20 and the 2010 survey.

Summary of Survey Comments

The 2013 survey asked for citizen comments on the present condition of the City, as well as predictions, concerns, and hopes for the future. A more complete listing of those comments is found at Appendix B. Following are some of the comments made regarding the supply of housing, and its quality:

Read these!

Do you agree?

perception?

- *Start going after housing cleanup with existing codes and especially all rental houses, i.e., broken glass, etc.*
- *Houses here need to be fixed up. They look bad. Code enforcement has shown no improvement. Time to clean up cars, yards. Why are some so overlooked?*
- *The quality of housing in Arkansas City is very poor. I live in an addition that is one of Arkansas City's newer additions and my house is 32 years old. If you drive anywhere in town on any block more houses than not are in poor repair/condition.*
- *There are very few nice homes for sale that newcomers/professionals would want to move into.*
- *Why can't the city get some of the old buildings in this town and turn them into something that can be used. All we do is tear down the beautiful old*

buildings. The old AC building could be turned into apartments for older people. With affordable renting prices. I would approve a tax raise for that.

- *Lack of rental housing for low income households.*
- *If you were going to build a new house today you would want to build it outside the city limits in order to keep your property taxes low and services even lower like water and utilities.*
- *The town is in desperate need of senior housing -- condos, patio homes, etc.*

3.7 GOALS AND ACTIONS

Arkansas City should be filled with many different types of residential neighborhoods, featuring well-maintained and attractive housing, which will meet the needs of residents by providing safe, suitable and affordable places to live. Achieving this result can be sped up by greater engagement and proactive policies by the city government.

Housing and Neighborhoods – The City should contain a wide variety of housing and neighborhood types ranging from traditional and historic neighborhoods to modern subdivisions. The City should include a variety of neighborhoods consisting of single-family site built homes, and manufactured housing, townhouses, and multi-family housing structures, located consistent with the future land use map. Housing should be compatible with the general character of the surrounding neighborhood. The City should feature residential neighborhoods with public spaces where neighbors can meet and in some areas of the City those neighborhoods should allow limited and small-scale commercial sites that serve residents of the area.

Go through Goals & Actions, have open discussion on all topics related to housing.

Goal	Encourage the Availability of Housing in Arkansas City for All Ages and Income Groups.
Goal	Continue to Encourage Construction of More Private Sector Senior Housing.
Goal	Encourage Citizens to Continue to Reinvest in Their Homes, as the Most Economical Way to Improve the Housing Stock.
Goal	Encourage Rehabilitation Where Appropriate, and Removal Where Necessary, through Code Enforcement Activity.
Goal	Residential Development Should Be Located in Areas Where Adequate Public and Private Facilities Already Exist, Where Such Facilities are Planned in the Capital Improvements Program, or in Areas Where They Will Be Extended and Provided by the Developer Within a Reasonable Time Frame.

GOAL ENCOURAGE THE AVAILABILITY OF HOUSING IN ARKANSAS CITY FOR ALL AGES AND INCOME GROUPS.

Arkansas City has some need for more housing options for people in all stages of their life cycles and at all income levels. This can be achieved by diversifying the existing housing stock with more multi-family housing units and encouraging construction of new housing within the community. The older neighborhoods of Arkansas City are comprised of housing that is varied in its architecture, size, height, lot size, number of rooms, garages that are attached and detached, etc. Community character is defined, in part, by those differences. These areas also reflect neighborhoods of mixed incomes, household types, and needs. In addition, support for upgrading infrastructure in these aging neighborhoods is necessary to retain the investments of property owners and to avoid blight characteristics.

Action:

1. Request that the Planning Commission work with Cowley First and other entities to identify "opportunity sites" for infill development/redevelopment of new housing of varied types and costs throughout the City. Develop and maintain a map showing these opportunity sites, and make the map available to developers and others.
2. Consider approaches such as density bonuses to encourage higher density housing where such is appropriate.

3. Consider creation of a Housing Trust Fund. Such funds can be effective tools for providing locally targeted and managed assistance for affordable housing. The City Commission would decide the source(s) of funding, and how trust funds are used. Some funds support demand-side solutions, such as subsidizing the down payment on a home purchase by low- to moderate-income citizens. Trust funds also are used to address housing supply by providing financing, e.g., zero-interest loans or gap financing for affordable housing construction or preservation.
4. The City should participate in tax-exempt bond programs available through the State. There are at least two types of bonds that can be used to facilitate affordable housing: affordable multi-family rental housing bonds (a type of private activity bonds) and 501(c)(3) bonds for nonprofit developers.
5. Continue participation in HOME Homeowner Rehabilitation, a federal program which provides grants for cities to use, usually in partnership with nonprofit entities, to build, buy or rehabilitate affordable housing or provide direct rental assistance to low-income citizens.
6. The City should examine the viability of the USDA's Rental Assistance Program, the Mortgage Credit Certificate Program, and the Kansas Rural Housing Incentive District Act (K.S.A. 12-5241, *et seq.*), and promote participation in programs which it determines would help achieve the goals set out in this Plan.

GOAL CONTINUE TO ENCOURAGE CONSTRUCTION OF MORE PRIVATE SECTOR SENIOR HOUSING.

Senior citizens should have housing available which allows them to stay in Arkansas City as they age. They should have the option of staying in their homes as long as they are able to live independently, or of moving to a retirement or assisted living facility within Arkansas City. Providing sufficient transitional housing options for senior citizens will meet this need while also opening up existing single-family housing for others.

Action: Adopt zoning regulations which encourage development of owner-occupied and rental housing for senior citizens.

GOAL ENCOURAGE CITIZENS TO CONTINUE TO REINVEST IN THEIR HOMES, AS THE MOST ECONOMICAL WAY TO IMPROVE THE HOUSING STOCK

Action:

1. Promote historic preservation programs to encourage restoration of older homes which contribute to the character and identity of Arkansas City.
2. Encourage investment in existing neighborhoods, including both maintenance of existing homes and redevelopment/infilling.
3. Work with owners/operators of residential rental properties to promote voluntary maintenance and improvement programs as alternatives to mandatory codes for rental properties.
4. Continue the City's Neighborhood Revitalization Act program, and closely monitor it for results which are beneficial to the community.

GOAL ENCOURAGE REHABILITATION WHERE APPROPRIATE, AND REMOVAL WHERE NECESSARY, THROUGH CODE ENFORCEMENT ACTIVITY

Action:

1. Identify all vacant, deteriorating structures in the community. Rank them on a scale for repair, major repair, rehabilitation or demolition. Contact owners and encourage repair or removal. If necessary, take legal action to force repair or removal. Work with rental property owners to improve property conditions without having to resort to additional regulations.
2. Consider incentives for creating infill development of residential lots, or to encourage rehabilitation of dwelling units, such as building permit fee refunds or reductions, demolition by City at no cost, or refunds or reductions for water or sewer connection fees.
3. Continue participation in the Neighborhood Stabilization Program authorized by the Housing and Economic Recovery Act of 2008. This program is administered by the Kansas Department of Commerce and the Kansas Housing Resources Corporation.
4. Consider promotion of housing rehabilitation through a matching grant program for qualifying homeowners.

5. Work with civic organizations such as Habitat for Humanity to clean up and repair residences.

GOAL RESIDENTIAL DEVELOPMENT SHOULD BE LOCATED IN AREAS WHERE ADEQUATE PUBLIC AND PRIVATE FACILITIES ALREADY EXIST, WHERE SUCH FACILITIES ARE PLANNED IN THE CAPITAL IMPROVEMENTS PROGRAM, OR IN AREAS WHERE THEY WILL BE EXTENDED AND PROVIDED BY THE DEVELOPER WITHIN A REASONABLE TIME FRAME.

Action:

1. High-density residential developments should be encouraged to locate in close proximity to centers of economic and social activity, near major traffic thoroughfares, and near utility lines in order to readily provide those developments with a full package of municipal services.
2. Municipal services and facilities should not be extended or provided to accommodate suburban density developments beyond the city limits.
3. Review and revise land use and building permit regulations to avoid any unintended encouragement of development within the Growth Area which would better benefit the community if it were located within the city limits.

Cowley

County

Cowley

Source: CEDBR



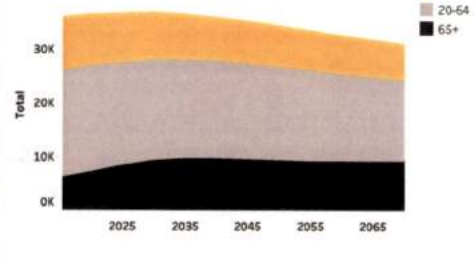
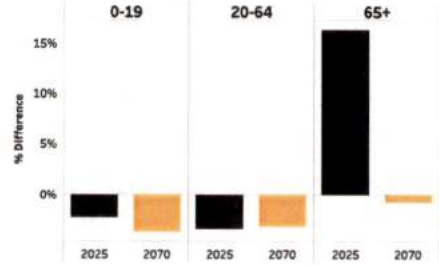
	2020	2025	2030	2035	2040	2045	2050	2055	2060	2065	2070
Total	36,288	36,605	36,676	36,429	35,911	35,143	34,229	33,278	32,413	31,601	30,779
% Diff Total	1.40%	0.87%	0.20%	-0.67%	-1.42%	-2.14%	-2.60%	-2.78%	-2.60%	-2.51%	-2.60%
Female	17,921	17,962	17,902	17,703	17,383	16,953	16,459	15,953	15,489	15,064	14,640
% Diff Fem..	0.67%	0.23%	-0.33%	-1.11%	-1.81%	-2.47%	-2.92%	-3.07%	-2.91%	-2.74%	-2.82%
Male	18,367	18,643	18,774	18,726	18,527	18,189	17,770	17,325	16,925	16,537	16,139
% Diff Male	2.12%	1.50%	0.71%	-0.26%	-1.06%	-1.82%	-2.31%	-2.50%	-2.31%	-2.29%	-2.41%

Age Range - Five-Year Growth Rates

Age Range - Forecast

Age Range

- 0-19
- 20-64
- 65+



Total

Age Range	2015	2020	2025	2030	2035	2040	2045	2050	2055	2060	2065	2070
Under 5 Years	2,296	2,174	2,136	2,039	1,964	1,897	1,822	1,767	1,702	1,638	1,577	1,517
5 to 9 Years	2,368	2,293	2,173	2,135	2,040	1,964	1,899	1,824	1,769	1,705	1,641	1,581
10 to 14 Years	2,354	2,373	2,298	2,177	2,140	2,044	1,969	1,903	1,828	1,773	1,708	1,645
15 to 19 Years	2,656	2,455	2,474	2,397	2,270	2,231	2,131	2,053	1,984	1,906	1,849	1,781
20 to 24 Years	2,594	2,529	2,331	2,349	2,277	2,156	2,119	2,025	1,950	1,885	1,812	1,757
25 to 29 Years	2,157	2,204	2,147	1,982	1,996	1,936	1,833	1,802	1,722	1,659	1,603	1,541
30 to 34 Years	2,158	2,084	2,129	2,074	1,913	1,926	1,868	1,768	1,737	1,660	1,598	1,544
35 to 39 Years	2,004	2,214	2,138	2,184	2,127	1,962	1,975	1,914	1,812	1,779	1,699	1,636
40 to 44 Years	1,933	1,983	2,190	2,114	2,158	2,101	1,937	1,949	1,889	1,787	1,754	1,674
45 to 49 Years	2,068	1,895	1,943	2,146	2,071	2,113	2,056	1,895	1,906	1,846	1,745	1,713
50 to 54 Years	2,373	1,982	1,815	1,860	2,053	1,980	2,019	1,964	1,809	1,818	1,759	1,662
55 to 59 Years	2,419	2,326	1,941	1,777	1,820	2,007	1,935	1,971	1,816	1,763	1,770	1,712
60 to 64 Years	2,236	2,379	2,288	1,909	1,747	1,789	1,974	1,902	1,937	1,884	1,732	1,740
65 to 69 Years	1,868	2,167	2,306	2,217	1,851	1,693	1,734	1,913	1,843	1,877	1,825	1,678
70 to 74 Years	1,469	1,759	2,045	2,180	2,100	1,756	1,610	1,652	1,825	1,762	1,797	1,750
75 to 79 Years	1,070	1,417	1,700	1,980	2,115	2,041	1,710	1,570	1,613	1,785	1,726	1,763
80 to 84 Years	791	925	1,228	1,480	1,729	1,853	1,795	1,509	1,390	1,434	1,592	1,545
85 Years and Older	964	1,128	1,321	1,675	2,059	2,459	2,757	2,849	2,646	2,454	2,411	2,539
Grand Total	35,788	36,288	36,605	36,676	36,429	35,911	35,143	34,229	33,278	32,413	31,601	30,779

Female

Age Range	2015	2020	2025	2030	2035	2040	2045	2050	2055	2060	2065	2070
Under 5 Years	1,108	1,063	1,045	997	960	928	891	864	832	801	771	742
5 to 9 Years	1,171	1,113	1,069	1,050	1,003	966	934	897	870	838	807	777
10 to 14 Years	1,135	1,168	1,110	1,066	1,048	1,001	964	932	895	868	836	805
15 to 19 Years	1,320	1,166	1,200	1,140	1,095	1,076	1,028	990	957	919	892	859
20 to 24 Years	1,209	1,226	1,082	1,114	1,059	1,017	1,000	955	920	889	854	829
25 to 29 Years	1,031	995	1,009	891	917	872	837	823	786	757	732	703
30 to 34 Years	1,035	1,002	967	980	865	891	847	813	799	763	735	710
35 to 39 Years	955	1,051	1,018	982	995	879	904	859	825	810	774	745
40 to 44 Years	918	952	1,048	1,015	978	991	875	900	855	821	806	770
45 to 49 Years	1,018	903	936	1,030	997	961	974	859	884	839	805	791
50 to 54 Years	1,156	972	861	893	982	950	915	927	817	840	797	765
55 to 59 Years	1,192	1,142	960	850	881	968	936	902	913	804	826	794
60 to 64 Years	1,134	1,182	1,133	951	843	873	960	928	894	905	797	819
65 to 69 Years	976	1,102	1,148	1,100	924	819	849	933	902	868	879	775
70 to 74 Years	763	918	1,036	1,083	1,040	875	776	805	896	858	827	838
75 to 79 Years	581	738	889	1,007	1,053	1,012	853	758	787	868	841	812
80 to 84 Years	469	510	650	786	893	936	903	763	680	709	783	761
85 Years and Older	631	719	799	965	1,169	1,368	1,508	1,551	1,451	1,330	1,299	1,355
Grand Total	17,802	17,921	17,962	17,902	17,703	17,383	16,953	16,459	15,953	15,489	15,064	14,640

Male

Age Range	2015	2020	2025	2030	2035	2040	2045	2050	2055	2060	2065	2070
Under 5 Years	1,188	1,111	1,091	1,042	1,003	969	931	903	869	837	806	775
5 to 9 Years	1,197	1,181	1,104	1,085	1,037	998	965	927	899	866	834	803
10 to 14 Years	1,219	1,204	1,188	1,111	1,092	1,043	1,005	971	933	905	872	839
15 to 19 Years	1,346	1,289	1,274	1,256	1,175	1,155	1,103	1,063	1,027	987	957	922
20 to 24 Years	1,385	1,304	1,249	1,234	1,218	1,139	1,120	1,070	1,031	996	958	929
25 to 29 Years	1,126	1,209	1,139	1,091	1,079	1,064	996	979	936	901	871	838
30 to 34 Years	1,123	1,082	1,162	1,094	1,048	1,035	1,021	955	939	897	863	834
35 to 39 Years	1,049	1,163	1,120	1,203	1,132	1,084	1,078	1,055	987	969	925	891
40 to 44 Years	1,015	1,030	1,142	1,100	1,180	1,110	1,062	1,049	1,033	966	948	905
45 to 49 Years	1,050	992	1,007	1,115	1,074	1,152	1,083	1,036	1,022	1,007	940	923
50 to 54 Years	1,217	1,010	954	967	1,071	1,030	1,104	1,037	991	977	962	898
55 to 59 Years	1,227	1,184	982	926	939	1,039	998	1,069	1,003	958	944	928
60 to 64 Years	1,102	1,197	1,155	953	904	916	1,013	974	1,043	979	935	921
65 to 69 Years	892	1,066	1,158	1,117	926	874	886	960	942	1,008	946	904
70 to 74 Years	706	841	1,007	1,097	1,061	882	834	847	938	904	969	911
75 to 79 Years	489	678	810	973	1,062	1,029	857	812	826	918	885	951
80 to 84 Years	322	415	578	694	836	917	892	746	710	725	809	783
85 Years and Older	333	410	522	710	890	1,082	1,249	1,298	1,195	1,124	1,112	1,184
Grand Total	17,986	18,367	18,643	18,774	18,726	18,527	18,189	17,770	17,325	16,925	16,537	16,139

Winfield Area(s)



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Metro type

All

Metro Area

Winfield

Urban type

All

Source: CEDBR



Five-Year Growth Rates

	2020	2025	2030	2035	2040	2045	2050	2055	2060	2065	2070
Winfield	1.398%	0.871%	0.196%	-0.675%	-1.422%	-2.139%	-2.600%	-2.778%	-2.598%	-2.506%	-2.602%
Grand Total	1.398%	0.871%	0.196%	-0.675%	-1.422%	-2.139%	-2.600%	-2.778%	-2.598%	-2.506%	-2.602%

Definitions

Metropolitan area: One urbanized area of 50,000 or more inhabitants.

Micro metropolitan area: One urban cluster of at least 10,000 inhabitants.

Urban: An urban area comprises a densely settled core of census tracts and/or census blocks with at least 2,500 people.

Rural: All population, housing, or territories outside of urban areas.

Rural Share

Urban: 1-50%

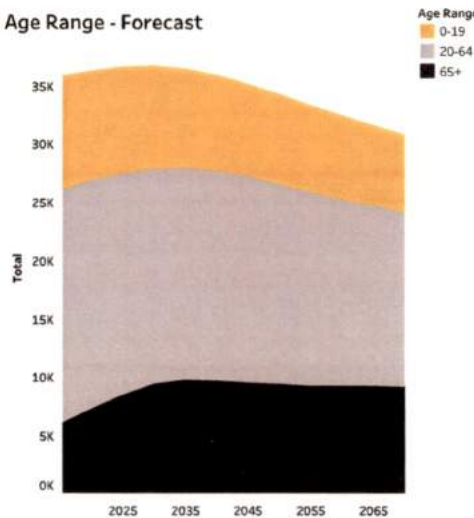
Partly urban: 51-99%

Rural: 100%

Age Range - Five-Year Growth Rates

Metro Area	2020			2070		
	0-19	20-64	65+	0-19	20-64	65+
Winfield	-4.01%	-1.73%	20.03%	-3.72%	-3.19%	-0.82%
Grand Total	-4.01%	-1.73%	20.03%	-3.72%	-3.19%	-0.82%

Age Range - Forecast



Total

Age Range	2015	2020	2025	2030	2035	2040	2045	2050	2055	2060	2065	2070
Under 5 Years	2,296	2,174	2,136	2,039	1,964	1,897	1,822	1,767	1,702	1,638	1,577	1,517
5 to 9 Years	2,368	2,293	2,173	2,135	2,040	1,964	1,899	1,824	1,769	1,705	1,641	1,581
10 to 14 Years	2,354	2,373	2,298	2,177	2,140	2,044	1,969	1,903	1,828	1,773	1,708	1,645
15 to 19 Years	2,666	2,455	2,474	2,397	2,270	2,231	2,131	2,053	1,984	1,906	1,849	1,781
20 to 24 Years	2,594	2,529	2,331	2,349	2,277	2,156	2,119	2,025	1,950	1,885	1,812	1,757
25 to 29 Years	2,157	2,204	2,147	1,982	1,996	1,936	1,933	1,802	1,722	1,659	1,603	1,541
30 to 34 Years	2,158	2,084	2,129	2,074	1,913	1,926	1,868	1,768	1,737	1,660	1,598	1,544
35 to 39 Years	2,004	2,214	2,138	2,184	2,127	1,962	1,975	1,914	1,812	1,779	1,699	1,636
40 to 44 Years	1,933	1,983	2,190	2,114	2,158	2,101	1,937	1,949	1,889	1,787	1,754	1,674
45 to 49 Years	2,068	1,895	1,943	2,146	2,071	2,113	2,056	1,895	1,906	1,846	1,745	1,713
50 to 54 Years	2,373	1,982	1,815	1,860	2,053	1,980	2,019	1,964	1,809	1,818	1,759	1,662
55 to 59 Years	2,419	2,326	1,941	1,777	1,820	2,007	1,935	1,971	1,916	1,763	1,770	1,712
60 to 64 Years	2,236	2,379	2,288	1,909	1,747	1,789	1,974	1,902	1,937	1,884	1,732	1,740
65 to 69 Years	1,868	2,167	2,306	2,217	1,851	1,693	1,734	1,913	1,843	1,877	1,825	1,678
70 to 74 Years	1,469	1,759	2,045	2,180	2,100	1,756	1,610	1,652	1,825	1,762	1,797	1,750
75 to 79 Years	1,070	1,417	1,700	1,980	2,115	2,041	1,710	1,570	1,613	1,785	1,726	1,763
80 to 84 Years	791	925	1,228	1,480	1,729	1,853	1,795	1,509	1,390	1,434	1,592	1,545
85 Years and Older	964	1,128	1,321	1,675	2,059	2,459	2,757	2,849	2,646	2,454	2,411	2,539
Grand Total	35,788	36,288	36,605	36,676	36,429	35,911	35,143	34,229	33,278	32,413	31,601	30,779

Action Item 8

Title:

Other Items

Description:

This is a chance for Planning Commissioners or staff to bring up miscellaneous items not on the agenda and to make announcements.

Action:

No further action is necessary.

Action Item 9

Title:

Adjournment of Planning Commission

Action:

Make a motion to adjourn the Planning Commission.