



**AGENDA  
PLANNING COMMISSION**

Tuesday, October 4, 2016 – 5:00 PM  
**City Council Chambers**  
125 East Avenue B, Hutchinson, Kansas

**1. ROLL CALL**

- |  |   |                                   |
|--|---|-----------------------------------|
| <input type="checkbox"/> Macklin               | <input type="checkbox"/> Woleslagel     | <input type="checkbox"/> Bisbee   |
| <input type="checkbox"/> Hamilton (Vice Chair) | <input type="checkbox"/> Peirce (Chair) | <input type="checkbox"/> Obermite |
| <input type="checkbox"/> Carr                  | <input type="checkbox"/> Hornbeck       | <input type="checkbox"/> Peterson |

**2. APPROVAL OF MINUTES** – Meeting of September 20, 2016.

**3. CORRESPONDENCE & STAFF REPORTS** – Motion to accept documents into the official record.

**4. PUBLIC HEARINGS**

**a. 16-ZA-09, Red Barn Reflections Rezone**

Request to Rezone 39.81+/- acres located at 2801 Dillon Ave and 00000 Dillon Ave from R-3 Moderate Density Residential District to TA Transitional Rural Agricultural District  
*(Staff Representative: Jana McCarron)*

**b. 16-CUP-03, Sun Valley Conditional Use Permit**

Request for a Conditional Use Permit to construct a new, truck repair facility and to conduct truck repair and truck/trailer storage on property located at 00000 E Blanchard Avenue in the vicinity of S Lorraine St and Hwy 50  
*(Staff Representative: Jana McCarron)*

**5. NEW BUSINESS**

**a. 16-SDP-07, Sun Valley Preliminary Plat**

Request for Preliminary Plat approval of the Sun Valley subdivision, a new subdivision consisting of 1 lot and totaling 27.987 acres  
*(Staff Representative: Jana McCarron)*

**b. 16-SDF-06, Sun Valley Final Plat**

Request for Final Plat review and recommendation to City Council of the Sun Valley subdivision, a new subdivision consisting of 1 lot and totaling 27.987 acres  
*(Staff Representative: Jana McCarron)*

**[BREAK FOR DINNER]**

**c. Comprehensive Plan Drafts**

- 1) 1.2 - Demographics (Casey Jones)
- 2) 1.3 - Environment (Casey Jones)
- 3) 2.4 – Community Health (Amy Denker)
- 4) 3.2 – Trails, Bicycles & Pedestrian Facilities (Aaron Barlow)
- 5) 3.3 – Community Assets (Aaron Barlow)

Staff Contacts:	Jana McCarron	620-694-2681	Casey Jones	620-694-2667
	Amy Denker	620-694-2638	Stephanie Stewart	620-694-2635
	Charlene Mosier	620-694-2639	Aaron Barlow	620-259-4198

**6. UPCOMING CASES**

October 18, 2016

- a. **16-SDP-06** – Hampton East Preliminary Plat
- b. **16-SUP-05** – Kenny’s Special Use Permit (Bar/Tavern)
- c. **16-BZA-04** – Sun Valley Paving Variance Request (BZA)

**7. OPEN COMMENTS FROM THE AUDIENCE** (Please limit comments to five minutes.)

**8. COUNCIL ACTION ON CASES**

- a. Sun Valley Trucking Rezone (9/20/16)

**9. ADJOURNMENT**

1. **ROLL CALL**

The Planning Commission meeting was called to order at 5:00 PM. Harley Macklin, Janet Hamilton, Todd Carr, Ken Peirce, Tom Hornbeck, Terry Bisbee, and Darryl Peterson were present. Mark Woleslagel and Robert Obermite were absent. Staff present were Jana McCarron, Director of Planning and Development; Casey Jones, Senior Planner; Aaron Barlow, Associate Planner; Amy Denker, Housing Program Coordinator; and Stephanie Stewart, Planning Technician.

2. **APPROVAL OF MINUTES**

The minutes of the September 6, 2016, meeting were approved on a motion by Macklin, seconded by Bisbee, passed unanimously.

3. **CORRESPONDENCE & STAFF REPORTS**

The documents and staff reports were accepted into the official record on a motion by Carr, seconded by Peterson, passed unanimously.

4. **PUBLIC HEARINGS - none**

5. **NEW BUSINESS**

5a. **Comprehensive Plan Drafts**

- 1) 1.1 – Regional Setting and History (Casey Jones)
- 2) 2.1 – Housing & Neighborhoods (Amy Denker)
- 3) 2.2 – Public Safety (Amy Denker)
- 4) 2.3 – Aesthetics (Amy Denker)
- 5) 3.1 – Parks & Recreation (Aaron Barlow)

The Planning Commission discussed the draft sections and made some recommendations to staff. The Commission also commended staff on how well done and professional the plan drafts were.

6. **UPCOMING CASES**

6a. **October 4, 2016**

- 1) 16-ZA-09: Red Barn Reflections Rezone (R-3 to TA)
- 2) 16-SDP-07: Sun Valley Preliminary Plat
- 3) 16-SDF-06: Sun Valley Final Plat
- 4) 16-CUP-03: Sun Valley Conditional Use Permit (Truck Repair & Storage)

McCarron stated that this case may be delayed until September 18 meeting due to a variance request for parking.

6b. **October 18, 2016**

- 1) 16-SDP-06: Hampton East Preliminary Plat

2) 16-CUP-04: Kenny's Conditional Use Permit (Bar/Tavern)

7. **OPEN COMMENTS FROM THE AUDIENCE** – None.

8. **COUNCIL ACTION ON CASES**

8a. **Area of Influence** – Approved 9/6/2016

9. **ADJOURNMENT** – The meeting adjourned at 6:40 PM.

Respectfully Submitted,  
Stephanie Stewart, Planning Technician

Approved this \_\_\_\_\_ day of \_\_\_\_\_, 2016

Attest: \_\_\_\_\_

125 E Avenue B | Hutchinson KS 67501  
620.694.2639

**Staff Report**  
**Planning Commission**

PC Agenda Item #: \_\_\_\_\_

Planning & Development Department

Case: 16-ZA-09

September 27, 2016

Hearing Date: October 4, 2016

**REQUEST:**  
**Zoning Amendment (Rezone from R-3 to TA)**

**Staff**

**Staff Representative:**  
Jana McCarron, AICP  
Planning & Development  
Director

**Subject Property: 00000 Dillon Ave & 2801 Dillon Ave**



**Application Information**

**Applicant / Property Owner:**  
Dr. Dana & Connie Richman  
Red Barn Reflections, LLC  
4 Oakwood Ln  
Hutchinson KS 67502

**Engineer/Surveyor/Architect:**  
Dan Garber  
Garber Surveying Service, P.A.  
2908 N Plum St  
Hutchinson KS 67502

**Application Materials:**  
[Link to Application Materials](#)

**Concurrent Applications:**  
None

**STAFF RECOMMENDATION: APPROVAL**

**MOTION:**

Recommend (approval / denial) to City Council of Zoning Amendment request number 16-ZA-09 for rezone of two unplatted parcels, from R-3 Moderate Density Residential District to TA Transitional Agricultural Rural District based upon due consideration of the standard factors required for approval of zoning amendment requests and a finding that said factors are met / not met.

**PROJECT SUMMARY:**

Request for Rezone of two parcels generally located in the vicinity of K-61 Hwy and Dillon Ave and legally described as contained in Exhibit A to this staff report from R-3 to TA for the purpose of operating a private arboretum and accessory event venue.

**LOCATION MAP:**



Subject Property

**Zoning**

**Zoning:**  
R-3 Moderate Density Residential District

**Comprehensive Plan Designation:**  
Commercial & Institutional

**Subdivision:**  
Unplatted

**Notice & Review**

**Development Review:**  
09/13/2016 (Exhibit B)

**Public Hearing Notice Published:**  
09/12/2016 (Hutchinson News)

**Property Owner Notice:**  
24 owners of 18 properties |  
09/09/2016

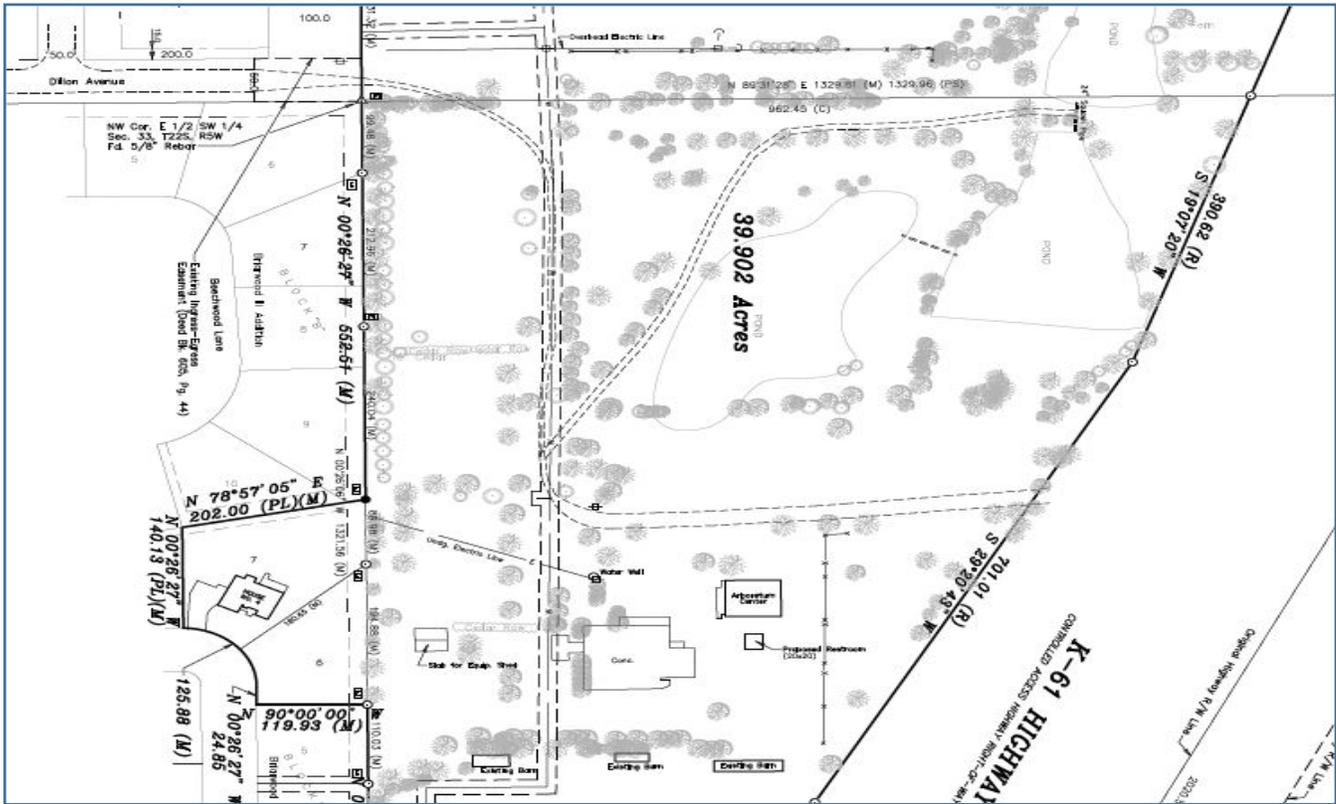
**Next Steps:**  
City Council – 11/01/2016

**ANALYSIS OF STANDARD FACTORS OF APPROVAL REQUIRED FOR ZONING AMENDMENT (REZONE) REQUESTS:**

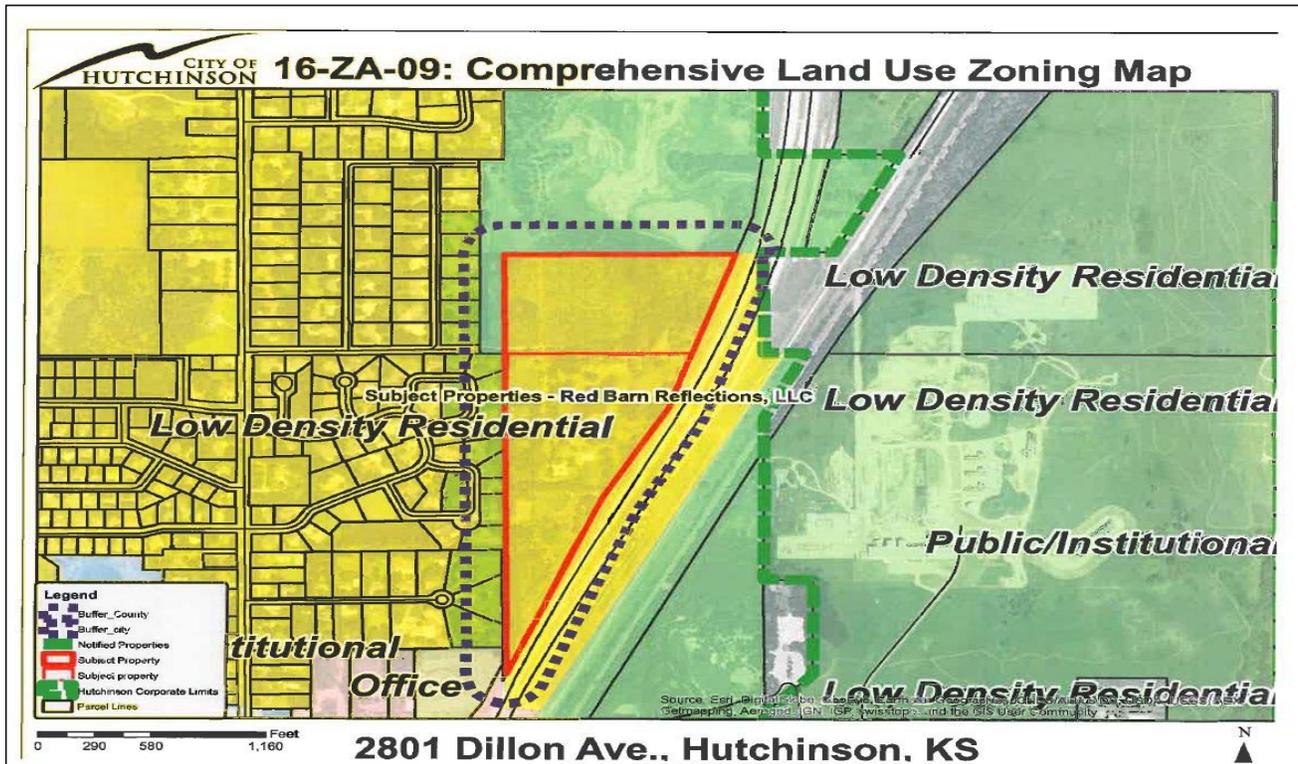
Factor	Analysis	Finding																		
1. Character of the neighborhood	The subject property is bounded on the west by single family residential development; on the north by Rivers Banks Orchard Park and on the east by K-61 Highway. The property has historically been used for agricultural purposes and TA Zoning is compatible with this property and the neighborhood.	<input checked="" type="checkbox"/> Met																		
2. Current zoning and uses of nearby property	<table border="1"> <thead> <tr> <th>Location</th> <th>Zoning</th> <th>Use</th> </tr> </thead> <tbody> <tr> <td>Subject Property</td> <td>R-3 Moderate Density Residential District</td> <td>Barn &amp; quasi-agricultural</td> </tr> <tr> <td>North</td> <td>R-3 Moderate Density Residential District</td> <td>City Park (Rivers Banks Orchard Park)</td> </tr> <tr> <td>South</td> <td>CR Commercial Residential</td> <td>Prairie Star Medical Center</td> </tr> <tr> <td>East</td> <td>P/I &amp; County Agricultural</td> <td>K-61 Highway, Dillon Nature Center, Kansas Power &amp; Light powerplant</td> </tr> <tr> <td>West</td> <td>R-3 Moderate Density Residential District</td> <td>Established single family residential subdivisions</td> </tr> </tbody> </table>	Location	Zoning	Use	Subject Property	R-3 Moderate Density Residential District	Barn & quasi-agricultural	North	R-3 Moderate Density Residential District	City Park (Rivers Banks Orchard Park)	South	CR Commercial Residential	Prairie Star Medical Center	East	P/I & County Agricultural	K-61 Highway, Dillon Nature Center, Kansas Power & Light powerplant	West	R-3 Moderate Density Residential District	Established single family residential subdivisions	<input checked="" type="checkbox"/> Met
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West	R-3 Moderate Density Residential District	Established single family residential subdivisions																		
3. Suitability of the property for the proposed use as presently zoned	The subject property contains numerous trees. A private arboretum use is compatible with the proposed zoning, though only public arboretums are specifically listed in the zoning regulations. It is also customary for arboretums to contain event venues for weddings and other occasions as accessory uses (e.g., Bartlett Arboretum; Dyck Arboretum).	<input checked="" type="checkbox"/> Met																		
4. Extent of detrimental effects to nearby properties if the application were approved	The proposal represents a “down zoning” from a potentially more intensive use (housing). The property has an unusual configuration and access issues, but if these could be overcome, staff estimates approximately 75 houses could be constructed on the site with the current zoning. This would represent roughly 300 vehicle trips per day (4 per household) at a minimum. The applicant has indicated the proposed use would likely be low intensity and kept private. Even if an event were held every weekend, the traffic impacts would likely be lower than those for a residential subdivision.	<input checked="" type="checkbox"/> Met																		
5. Length of time the property has remained vacant	The cabin that was formerly on the property was removed in 2012. The remaining barn was constructed in 1939 (Reno County Appraiser). There are other utility sheds on the property that have been there for more than 70 years.	<input checked="" type="checkbox"/> Met																		
6. Relative gain to the public health, safety and welfare compared to the hardship imposed upon the landowner if the application were denied	<p><u>Health, safety, and welfare:</u> The primary concern for the health, safety and welfare is the conversion of an agricultural use to a quasi-commercial use, which is allowed under the TA zoning. However, if the property were to be developed under its existing zoning, there would likely be far more impacts.</p> <p><u>Landowner hardship:</u> The landowner has been investing in the property to clear brush and make other cosmetic improvements. If the property cannot be used as a private arboretum and event venue, there would be limited other uses available and the landowner would not be able to recoup investments made.</p>	<input checked="" type="checkbox"/> Met																		
7. Conformance of this request to the Comprehensive Plan	The Comprehensive Plan designates the property for Low Density Residential Uses. There is not a future land use plan map designation that would be compatible with agricultural uses.	<input checked="" type="checkbox"/> Not Met																		
8. Impact on public facilities and utilities	<table border="1"> <tbody> <tr> <td>Streets</td> <td>The driveway approach on Dillon Ave and private drive will likely require some improvements.</td> </tr> <tr> <td>Water</td> <td>An existing water force main and fire hydrant are located on the property.</td> </tr> <tr> <td>Sanitary Sewer</td> <td>The applicant desires to construct a restroom facility to support the Arboretum use. The connection point or method for disposal has not yet been identified but will have to comply with City requirements.</td> </tr> <tr> <td>Drainage</td> <td>Proposed development of the site is not anticipated to impact drainage.</td> </tr> <tr> <td>Access</td> <td>Access will be via Dillon Ave and an easement has been granted.</td> </tr> </tbody> </table>	Streets	The driveway approach on Dillon Ave and private drive will likely require some improvements.	Water	An existing water force main and fire hydrant are located on the property.	Sanitary Sewer	The applicant desires to construct a restroom facility to support the Arboretum use. The connection point or method for disposal has not yet been identified but will have to comply with City requirements.	Drainage	Proposed development of the site is not anticipated to impact drainage.	Access	Access will be via Dillon Ave and an easement has been granted.	<input checked="" type="checkbox"/> Met								
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SITE PLAN:



COMPREHENSIVE PLAN MAP:



DILLON AVENUE ACCESS



DILLON AVENUE ACCESS



BARN (EVENT CENTER)



PARKING PAD (EXISTING)



**EXHIBITS:**

- A. Legal Description
- B. Development Review Committee Comments
- C. Sketch Plan & Photos
- D. Table of Land Use Categories Zoning District Comparison

**LEGAL DESCRIPTION**

That portion of the East Half of the Southwest Quarter and the South Half of the Southeast Quarter of the Northwest Quarter of Section 33, Township 22 South, Range 5 West lying West of the present right-of-way of K-61 Highway, more particularly described as follows:

Commencing at the Southwest corner of the Southwest Quarter of Section 33, Township 22 South, Range 5 West of the 6<sup>th</sup> Principal Meridian; thence with a NAD 83 Kansas South Zone bearing North 89°27'32" East along the South line of said Southwest Quarter 1,320.72 feet to the Southwest corner of the East Half of said Southwest Quarter; thence North 00°26'06" West 580.26 feet to the intersection with the Westerly right-of-way line of K-61 Highway for the point of beginning; thence continuing North 00°26'06" West along the West line of the East Half of said Southwest Quarter 2,063.13 feet to the Northwest corner of the East Half of said Southwest Quarter; thence North 00°19'33" West along the West line of the South Half of the Southeast Quarter of the Northwest Quarter of said Section 33 a distance of 661.32 feet to the Northwest corner of the South Half of the Southeast Quarter of said Northwest Quarter; thence North 89°31'35" East along the North line of the South Half of the Southeast Quarter of said Northwest Quarter 1,193.88 feet to the Westerly right-of-way line of K-61 Highway; thence South 19°00'01" West along said highway right-of-way line 701.26 feet to the South line of said Northwest Quarter; thence South 19°07'20" along said highway right-of-way line 390.62 feet; thence South 29°20'43" West along said highway right-of-way line 701.01 feet; thence South 26°47'27" West along said highway right-of-way line 400.03 feet; thence South 21°53'58" West along said highway right-of-way line 789.92 feet to the point of beginning containing 38.851 Acres subject to any easements of record.

Dated: August 26, 2015

Proj. No. G2015-209

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Daniel E. Garber, RLS #683



City of Hutchinson  
 PO Box 1567  
 Hutchinson KS 67504-1567  
 620.694.2639 (ph) // 620.694.2691 (fax)

**Development  
 Review  
 Comments For:**

**Connie Richman, Red Barn Reflections, LLC  
 Rezone from R-3, Moderate Density Residential District to TA, Transitional  
 Agricultural Rural District  
 16-ZA-09**

A Development Review Committee meeting was held on September 13, 2016 and the following comments were received.

**Jana McCarron, Planning & Development**

Planning staff has reviewed the proposed request for a Rezone of the property located at 2801 Dillon Avenue. In addition, we have reviewed the Sketch Plan submitted on 8/29/2016. Please find our comments below:

**Rezone**

Applicant has indicated a desire to rezone the property from R-3 Moderate Density Residential District to TA Transitional Agricultural Rural District. The rezone is proposed due to the historic use of the property for agricultural purposes (orchard) and a desire to continue to use the property in a quasi-agricultural way for a private arboretum, with event center.

The applicant proposes to use the existing barn for weddings, parties and other events. A new restroom facility would be constructed. The primary access to the property would be via Dillon Avenue. The applicant owns property located adjacent to that proposed for rezone on Oakwood Lane in the Briarwood IV subdivision.

Private Arboretums are not a listed use in the City's Zoning Regulations. When a proposed use is not listed, the Director of Planning & Development is authorized to make a use determination. Since public arboretums are listed, the Director has made the determination that the proposed use is most similar to a public arboretum. Public arboretums are not permitted uses in the R-3 Zoning District. They are, however, permitted in the TA Transitional Agricultural Rural District. Staff has advised the applicant that, in order to be able to use the property as an arboretum under the City's Zoning Regulations, the property would need to be rezoned.

The City's zoning regulations do not define "arboretum", however, the dictionary defines an arboretum as a "botanical garden devoted to trees" (Oxford Dictionary). Historically, the property contained a number of trees and continues to host a variety of trees of varying species. As an accessory use to the arboretum, the applicant hopes to use the existing barn for an event center.

***Dyck Arboretum of the Plains***

The closest arboretum to Hutchinson is the Dyck Arboretum of the Plains, which is located in Hesston KS. The Dyck Arboretum includes a facility that can be rented for weddings and other events. The arboretum is host to a concert series and other activities.

The Dyck Arboretum contains 13 acres, a staff and is overseen by a board of directors. It is located within the City Limits of Hesston in the A-L (Agricultural) zoning district. The arboretum contains a paved parking lot and other improvements. A residential subdivision abuts the arboretum to the east, while the west and south contain farmland and are not within the City Limits.

*Bartlett Arboretum*

Another arboretum close to Hutchinson is the Bartlett Arboretum, which is located just outside the City Limits of Belle Plaine, Kansas. The Bartlett Arboretum is privately owned. It also hosts weddings and a concert series, among other events. Parking for the arboretum is on an unimproved lot located within the City Limits, as well as along N Line Street, the access road to the property. There are several buildings located on the property which are used as rentals and to house groundskeepers.

**Arboretum Use: Planning staff does not have reservations about rezoning the property from R-3 to TA, as the property is largely agricultural in nature and this reflects the current and previous uses of the land.**

**Event Use: Based upon the above research, Planning Staff concludes that event use of an arboretum is a normal and customary accessory use, whether these events be housed outdoors or indoors.**

Sketch Plan

*Parking.* Section 27-701 of the *Hutchinson Zoning Regulations* contains the parking regulations for the City of Hutchinson. Arboretums do not have established parking standards. Arboretums in neighboring communities are not consistent with respect to parking. Planning staff is comfortable with allowing for graveled parking on the property, as gravel parking is customary in agricultural zones. Parking areas and driveways would need to be constructed to the standard required by the Fire Department for fire access and dust control.

The applicant will need to show adequate parking exists on the subject property for 1 parking space for each 4 persons occupancy of the event facility (e.g., if the barn occupancy is 200, the number of parking spaces needed would be 4). All parking spaces shall be graveled, at a minimum. Paving with asphalt or concrete is preferred. A revised sketch plan showing the proposed parking area is required. **RP**

*Access.* The arboretum property does not have direct access onto a public street. Property owners have been accessing the lot from Dillon Avenue, which requires crossing City-owned property. **A copy of a recorded access easement needs to be provided, granting permanent access to the applicant across City property from Dillon Avenue.** Planning Staff concurs with the Engineering and Fire Departments regarding the access.

Staff has concerns about access by the general public to the property from Oakwood Lane, as this is an established residential neighborhood. Please revise the plans to include a statement to this effect. A revised site plan showing the access easement, and removing the Oakwood Lane lots from the arboretum needs to be provided. **RP**

*ADA Parking.* No disabled parking spaces have been shown. Applicant needs to provide a plan showing how disabled patrons will access the arboretum. The number of required ADA spaces is dependent upon the total number of parking spaces required. Please contact the Planning Department once the needed parking spaces has been determined. **RP**

*Signage.* Signage shall meet the requirements of the Zoning Regulations. A permit is required.

*Exterior Lighting.* Exterior lighting shall meet the requirements of §27-909 of the *City's Zoning Regulations*.

*Trash Enclosure.* See the requirements of §27-908. How would a garbage truck access the property?

*Mechanical Equipment Screening.* All new mechanical equipment shall be screened from view, as required by §27-908 of the Zoning Regulations.

**RP** = Revised Plans Needed

**Bruce Colle, Engineering**

1. The Site Plan shows a 20'x20' Public Restroom. The Applicant should be aware that the USDA Soils Map states the following:
  - Soils are Very Limited for Septic Tank Absorption Field.
  - Soils are Very Limited for a Sewage Lagoon.
2. Access was not shown on the Site Plan submitted. But, if access is to be off of Dillion Avenue, the Applicant may be responsible for improving the remainder of Dillion Avenue commencing where City maintenance stops at Hilltop Drive.
3. If potable water is considered the Applicant will be required to permit and connect to the existing City main which runs easterly and westerly through the subject property.

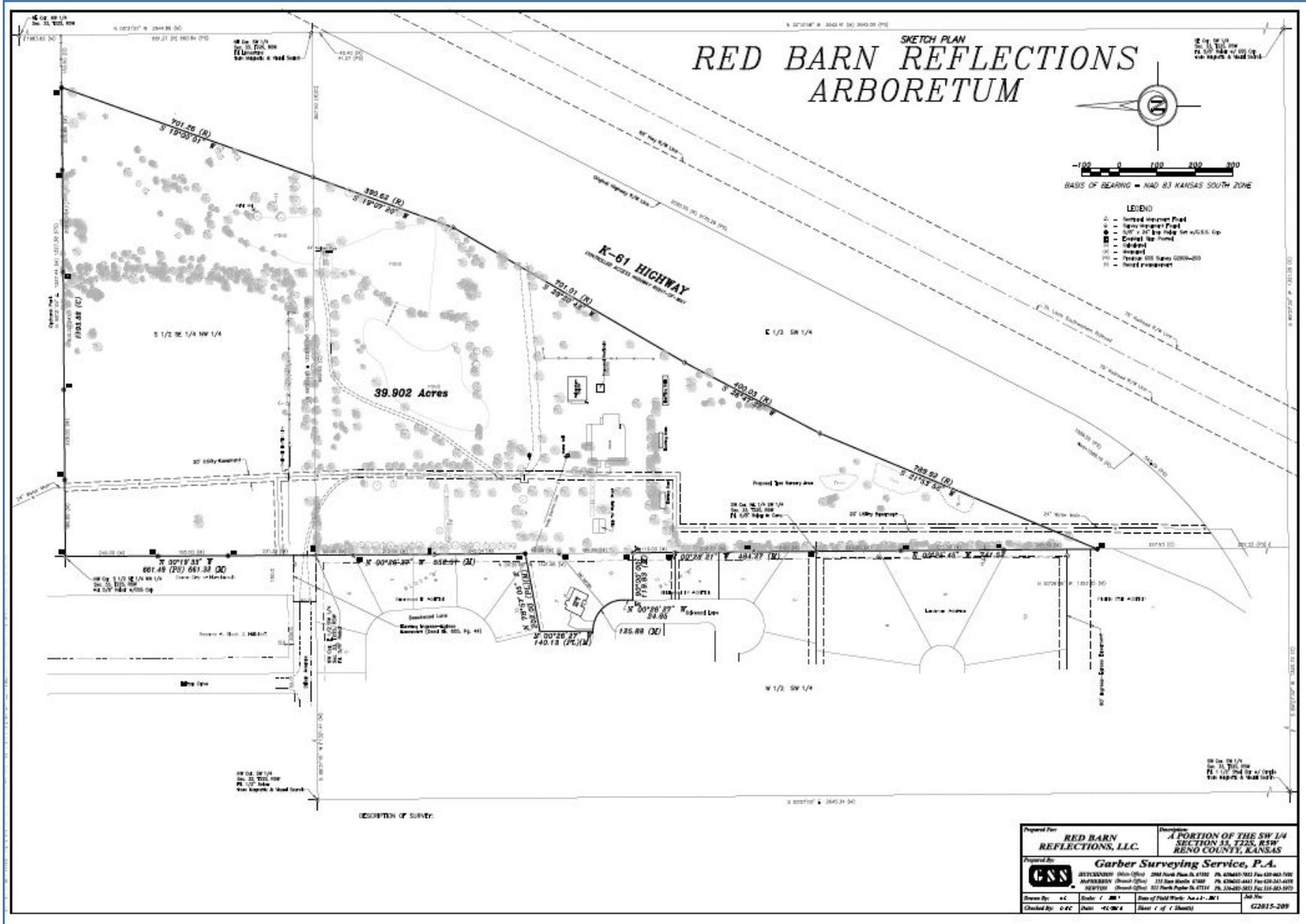
**Kim Forbes, Fire**

I have reviewed the proposal for Case # 16-ZA-09, Red Barn Reflections and have the following comments:

The road must meet the approved Reno County road design standards for a township road. The designed road must be a minimum of 20 feet wide ending in a cul-de-sac with a 60 foot turning radius, or ending in a hammer head of approved design and length.

An accessible approved fire hydrant attached to a minimum 8 inch public water supply line must be located within 400 feet of the structure. The fire hydrant must be accessible from the road in such fashion as to be used by the fire department to lay fire hose from a fire truck for water supply operations in the event of a fire.

In the event this area develops in the future including additional structures and people using the area on a regular basis a second access road must be constructed in such design that provides two ways of escape in the event of an emergency.







Sec. 27-406 Table of Land Use Categories.

Use Category	Use Type	ZONING										DISTRICTS									
		TA	R-1	R-2	R-3	R-4	R-5	MH	MP	EN	P/I	C-1	C-2	C-3	C-4	C-5	CR	I-1	I-2	I-3	AE
<b>Agricultural Uses</b>																					
Agriculture and Related Sales and Services	Agricultural buildings for general agricultural use	P	P	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	-	
	Agricultural chemicals, fertilizer, anhydrous ammonia storage and distribution	C	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	C	C	-	
	Agricultural feed mixing and blending, seed sales and grain handling operations	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	-	
	Agricultural implement and vehicle sales and service	C	-	-	-	-	-	-	-	-	-	-	P	S	-	-	P	P	P	-	
	Agricultural processing	C	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	C	C	-	
	Agricultural research farms	C	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	Agricultural sales and services	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	Community gardens	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
	Equestrian centers and stables	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	Farm wineries	C	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	General agriculture	P	P	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	-	
Horses and other noncommercial livestock on residential lots	P	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
<b>Residential Uses</b>																					
Household Living	Ground floor housing in a commercial building	-	-	-	-	-	-	-	-	C	-	-	-	-	C	C	-	-	-	-	
	Manufactured homes, Residential-design	P	P	P	P	P	P	P	-	P	C	C	C	C	C	-	C	-	-	-	
	Manufactured homes, Single-wide or Double-wide	-	-	-	-	-	-	P	P	-	-	-	-	-	-	-	-	-	-	-	
	Manufactured home parks	-	-	-	-	-	-	-	P	-	-	-	-	-	-	-	-	-	-	-	
	Multiple family dwellings	-	-	-	-	C	P	-	-	P	P	P	P	P	P	P	S	-	-	-	
	Single family attached dwellings / Townhomes	-	-	-	C	P	P	-	-	P	P	C	C	C	C	C	C	-	-	-	
	Single family detached dwellings	P	P	P	P	P	P	P	-	P	C	C	C	C	C	-	C	-	-	-	
	Two family dwellings / Duplexes / Twin homes	-	-	C	C	P	P	-	-	P	C	C	C	C	C	C	-	-	-	-	
Upper story housing	-	-	-	-	-	-	-	-	C	-	-	-	-	C	P	-	-	-	-		
Residential Commercial/ Institutions	Adult care homes	C	C	C	C	C	C	-	-	P	P	C	C	C	C	C	-	-	-	-	
	Adult family homes	C	C	C	C	C	C	-	-	P	P	C	C	C	C	C	-	-	-	-	
	Assisted living facilities	C	C	C	C	C	C	-	-	P	P	S	S	S	S	S	S	-	-	-	
	Bed and breakfasts	C	-	C	C	C	C	-	-	P	C	C	C	C	C	C	-	-	-	-	
	Boarding and rooming houses	C	-	C	C	C	C	-	-	P	C	C	C	C	C	C	-	-	-	-	
	Convents	C	-	C	C	C	C	-	-	P	P	C	C	C	C	C	-	-	-	-	
	Dormitories	C	C	C	C	C	C	-	-	P	P	C	C	C	C	C	-	-	-	-	
	Emergency shelters	C	-	C	C	C	C	-	-	P	C	C	C	C	C	C	-	-	-	-	
	Fraternity and sorority houses	C	C	C	C	C	C	-	-	P	P	C	C	C	C	C	-	-	-	-	
	Group boarding homes	C	C	C	C	C	C	-	-	P	C	C	C	C	C	C	-	-	-	-	
	Hospices	C	C	C	C	C	C	-	-	P	S	S	S	S	S	S	S	-	-	-	
	Monasteries	C	C	C	C	C	C	-	-	P	P	C	C	C	C	C	-	-	-	-	
	Nursing homes	C	C	C	C	C	C	-	-	P	C	C	C	C	C	C	-	-	-	-	
	Retirement homes	C	C	C	C	C	C	-	-	P	P	S	S	S	S	S	S	-	-	-	
Transitional housing	C	C	C	C	C	C	-	-	P	C	C	C	C	C	C	-	-	-	-		
<b>Institutional and Civic Uses</b>																					
Community Services and Civic Uses	Animal shelters (public)	C	-	-	-	-	-	-	-	C	P	C	C	C	C	C	C	P	P	P	
	Bus/transit garages	C	-	-	-	-	-	-	-	-	P	C	C	C	C	C	-	P	P	P	
	Cemeteries	P	-	-	-	-	-	-	-	-	P	-	-	-	-	-	-	-	-	-	
	Churches, synagogues, temples and similar uses	P	C	C	C	C	C	C	C	P	P	P	P	P	P	P	C	-	-	-	
	Columbarium	P	-	-	-	-	-	-	-	P	P	S	S	S	S	S	-	-	-	-	
	Community centers and buildings	P	-	-	-	C	C	C	C	P	P	P	C	C	C	C	C	-	-	-	

Use Category	Use Type	ZONING										DISTRICTS									
		TA	R-1	R-2	R-3	R-4	R-5	MH	MP	EN	P/I	C-1	C-2	C-3	C-4	C-5	CR	I-1	I-2	I-3	AE
	Fire and rescue facilities	P	C	C	C	C	C	C	C	P	P	P	P	P	P	P	P	P	P	P	-
	Fraternal organizations	C	-	-	-	C	C	-	-	P	P	P	P	P	P	P	C	S	S	S	-
	Governmental offices and necessary secondary uses	P	-	-	-	-	-	-	-	P	P	P	P	P	P	P	P	P	P	P	-
	Hospitals	C	-	-	-	-	-	-	-	C	P	P	P	P	P	P	C	-	-	-	-
	Law enforcement centers including office spaces and holding areas	C	-	-	-	-	-	-	-	P	P	P	P	P	P	P	P	P	P	P	-
	Libraries and museums	P	-	-	-	-	-	-	-	P	P	P	P	P	P	P	P	C	C	C	-
	Planetariums	P	-	-	-	-	-	-	-	P	P	P	P	P	P	P	P	-	-	-	-
	Senior citizen centers	P	C	C	C	C	C	C	-	P	P	P	P	P	P	P	P	-	-	-	-
Treatment, Rehabilitation and Incarceration Facilities	Correctional facilities (public)	-	-	-	-	-	-	-	-	-	C	C	C	C	C	C	-	-	-	-	-
	Drug and alcohol rehabilitation centers	-	-	-	-	-	-	-	-	-	C	C	C	C	C	C	-	-	-	-	-
	Half-way houses	-	C	C	C	C	C	-	-	-	C	C	C	C	C	C	-	-	-	-	-
	Jails	-	-	-	-	-	-	-	-	-	C	-	-	-	-	-	-	-	-	-	-
	Juvenile detention centers	-	-	-	-	-	-	-	-	-	C	-	-	-	-	-	-	-	-	-	-
	Prisons	-	-	-	-	-	-	-	-	-	C	-	-	-	-	-	-	-	-	-	-
Day Care and Educational Institutions	Adult day care facilities	C	C	C	C	C	C	C	-	C	P	-	-	-	-	-	-	-	-	-	-
	Child care centers	S	-	-	C	C	C	S	-	S	S	S	S	S	S	S	-	S	S	S	-
	Colleges and universities	C	C	C	C	C	C	-	-	C	P	C	C	C	C	C	-	-	-	-	-
	Licensed day care homes and licensed group day care homes (as a principal use)	S	C	C	C	C	C	S	S	S	S	S	S	S	S	S	S	S	S	S	-
	Licensed day care homes and licensed group day care homes (as a home occupation)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	-
	Preschools	C	C	C	C	C	C	S	-	S	S	S	S	S	S	S	S	-	-	-	-
	Public and private schools (K-12)	C	C	C	C	C	C	-	-	C	P	C	C	C	C	C	C	-	-	-	-
	Trade, career and technical schools	-	C	C	C	C	C	-	-	C	P	C	C	C	C	C	C	C	C	C	-
Public Parks and Open Space	Arboretums	P	-	-	-	-	-	-	-	C	P	-	-	-	-	-	-	-	-	-	-
	Athletic fields	P	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	-
	Dog parks (not racing)	P	C	C	-	-	-	-	C	C	P	C	C	C	C	C	C	C	C	C	-
	Nature centers	P	-	-	-	-	-	-	-	-	P	-	-	-	-	-	-	-	-	-	-
	Public parks, trails, picnic areas and playgrounds	P	P	P	P	P	P	P	P	P	P	C	C	C	C	C	C	C	C	C	-
	Public pools and water parks	P	C	C	C	C	C	C	C	C	P	C	C	C	C	C	C	-	-	-	-
	State Fair grounds	-	-	-	-	-	-	-	-	-	P	-	-	-	-	-	-	-	-	-	-
	State Parks	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	-
Public and Private Utilities	Amateur radio towers and antennae taller than 50 feet – see Sec. 27-922	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S
	Amateur radio towers and antennae 50 feet and below – see Sec. 27-922	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
	Natural gas depots	C	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Oil exploration and extraction	C	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Public works facilities and related storage and maintenance garages	C	-	-	-	-	-	-	-	-	P	C	C	C	C	P	C	P	P	P	-
	Radio and tower transmitters (no offices)	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
	Telecommunication Facilities	C	C	C	C	C	C	-	-	C	C	C	C	S	S	C	C	P	P	P	C
	Wind energy conversion systems (small) – see Sec. 27-923	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
	Wind energy conversion systems (commercial/utility grade) – see Sec. 27-924	C	-	-	-	-	-	-	-	-	C	C	C	C	C	C	C	C	C	C	C
Wireless telecommunication facilities and equipment – see Sec. 27-921	Refer to Section 27-921, Wireless Communication Facilities.																				

Use Category	Use Type	ZONING										DISTRICTS									
		TA	R-1	R-2	R-3	R-4	R-5	MH	MP	EN	P/I	C-1	C-2	C-3	C-4	C-5	CR	I-1	I-2	I-3	AE
<b>Retail, Services and Commercial Uses</b>																					
Adult Uses	Adult entertainment	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C
Animal Care	Animal boarding, animal shelters and kennels	P	-	-	-	-	-	-	-	C	-	-	S	P	P	S	-	P	P	P	-
	Pet cemeteries	S	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	-	-
	Pet crematoriums	S	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	-	-
	Pet grooming	P	-	-	-	-	-	-	-	C	-	-	P	P	P	P	S	P	P	P	-
	Pet training	P	-	-	-	-	-	-	-	C	-	-	S	S	S	S	S	P	P	P	-
	Veterinary clinics and hospitals	P	-	-	-	-	-	-	-	C	-	C	C	C	C	C	C	P	P	P	-
Business and Household Services	Building maintenance and cleaning services	S	-	-	-	-	-	-	-	S	-	-	P	P	P	P	P	P	P	-	-
	Copying, printing, mailing and packaging services	-	-	-	-	-	-	-	-	S	-	-	P	P	P	P	P	P	P	-	-
	Lawn, garden and yard maintenance services	S	-	-	-	-	-	-	-	S	-	-	-	P	P	P	-	P	P	P	-
	Locksmiths and key duplication	-	-	-	-	-	-	-	-	S	-	-	P	P	P	P	P	P	P	-	-
	Pest control services	S	-	-	-	-	-	-	-	S	-	-	-	-	-	-	-	P	P	P	-
	Small appliances and household equipment repair	S	-	-	-	-	-	-	-	S	-	-	-	P	P	P	P	P	P	P	-
	Well drilling or septic tank cleaning services	S	-	-	-	-	-	-	-	S	-	-	-	-	-	-	-	P	P	P	-
Financial Services	Banks	-	-	-	-	-	-	-	-	P	-	P	P	P	P	P	P	-	-	-	-
	Brokerages	-	-	-	-	-	-	-	-	P	-	P	P	P	P	P	P	-	-	-	-
	Credit unions	-	-	-	-	-	-	-	-	P	-	P	P	P	P	P	P	-	-	-	-
	Insurance offices	-	-	-	-	-	-	-	-	P	S	P	P	P	P	P	P	S	S	-	-
	Financial advisory services	-	-	-	-	-	-	-	-	P	S	P	P	P	P	P	P	S	S	-	-
	Specialty loan services	-	-	-	-	-	-	-	-	P	-	P	P	P	P	P	P	-	-	-	-
Food And Beverage Services	Banquet and reception facilities	-	-	-	-	-	-	-	-	S	-	P	P	P	P	P	P	-	-	-	-
	Brew pubs and micro-breweries	-	-	-	-	-	-	-	-	-	-	-	S	S	S	P	-	-	-	-	-
	Catering services	-	-	-	-	-	-	-	-	P	-	P	P	P	P	P	P	-	-	-	-
	Class A clubs	C	-	-	-	C	C	-	-	P	P	C	C	P	P	P	S	S	S	S	-
	Class B clubs	-	-	-	-	-	-	-	-	-	-	-	C	S	P	P	C	-	-	-	-
	Coffee houses and coffee shops	-	-	-	-	-	-	-	-	P	-	-	P	S	P	P	S	-	-	-	-
	Coffee kiosks	-	-	-	-	-	-	-	-	-	-	-	S	S	P	P	S	-	-	-	-
	Demonstration kitchens (not catering)	-	-	-	-	-	-	-	-	P	-	S	P	P	P	P	-	-	-	-	-
	Donut and pastry shops	-	-	-	-	-	-	-	-	P	-	-	P	P	P	P	S	-	-	-	-
	Drinking establishments, taverns and bars	-	-	-	-	-	-	-	-	-	-	-	-	S	S	P	-	-	-	-	-
	Restaurants with drive-in service or drive-through windows	-	-	-	-	-	-	-	-	-	-	-	S	S	S	S	S	-	-	-	-
	Restaurants with no drive-in service and no drive-through windows	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P	S	-	-	-	-
	General Commercial	Antiques and collectibles stores	-	-	-	-	-	-	-	-	P	-	-	P	P	P	P	-	-	-	-
Art galleries		-	-	-	-	-	-	-	-	P	-	P	P	P	P	P	-	-	-	-	-
Arts and crafts stores		-	-	-	-	-	-	-	-	P	-	-	P	P	P	P	-	-	-	-	-
Artisan shops		-	-	-	-	-	-	-	-	P	-	-	P	P	P	P	-	-	-	-	-
Bicycle sales and services		-	-	-	-	-	-	-	-	P	-	-	P	P	P	P	-	-	-	-	-
Book stores, and music and musical instrument stores		-	-	-	-	-	-	-	-	P	-	-	P	P	P	P	-	-	-	-	-
Bridal sales and services		-	-	-	-	-	-	-	-	P	-	-	P	P	P	P	-	-	-	-	-
Camping equipment sales		-	-	-	-	-	-	-	-	P	-	-	-	P	P	P	-	-	-	-	-
Candy stores, candy makers and kitchens		-	-	-	-	-	-	-	-	P	-	-	P	P	P	P	-	-	-	-	-
Clothing, accessories, and costume sales and rental		-	-	-	-	-	-	-	-	P	-	-	P	P	P	P	-	-	-	-	-
Computer hardware and software sales		-	-	-	-	-	-	-	-	P	-	-	P	P	P	P	-	-	-	-	-
Crematoriums		C	-	-	-	-	-	-	-	-	-	-	C	C	C	C	-	P	P	P	-
Dance studios and schools		-	-	-	-	-	-	-	-	P	P	P	P	P	P	P	-	-	-	-	-
Department stores		-	-	-	-	-	-	-	-	-	-	-	-	C	P	P	-	-	-	-	-
Drug stores and pharmacies		-	-	-	-	-	-	-	-	C	-	-	P	P	P	P	C	-	-	-	-

Use Category	Use Type	ZONING											DISTRICTS								
		TA	R-1	R-2	R-3	R-4	R-5	MH	MP	EN	P/I	C-1	C-2	C-3	C-4	C-5	CR	I-1	I-2	I-3	AE
	Dry cleaners	-	-	-	-	-	-	-	-	C	-	-	P	P	P	P	C	P	P	P	-
	Electronics and appliances sales and service	-	-	-	-	-	-	-	-	C	-	-	P	P	P	P	-	-	-	-	-
	Equipment sales and rental businesses (indoors)	-	-	-	-	-	-	-	-	C	-	-	P	P	P	P	-	-	-	-	-
	Exercise equipment sales	-	-	-	-	-	-	-	-	P	-	-	P	P	P	P	-	-	-	-	-
	Fabric and sewing supply stores	-	-	-	-	-	-	-	-	P	-	-	P	P	P	P	P	-	-	-	-
	Firearms and ammunition sales	-	-	-	-	-	-	-	-	-	-	-	-	C	C	C	-	-	-	-	-
	Florists	-	-	-	-	-	-	-	-	P	-	-	P	P	P	P	P	-	-	-	-
	Food store, including bakeries, meat lockers, butchers, deli, and specialty markets, but not a full-service grocery	-	-	-	-	-	-	-	-	P	-	-	C	P	P	P	C	-	-	-	-
	Funeral homes and mortuaries	C	-	-	-	-	-	-	-	-	-	-	P	P	P	C	C	P	P	P	-
	Garden center	C	-	-	-	-	-	-	-	C	-	-	-	P	P	P	-	-	-	-	-
	Gift stores, novelty and souvenir stores	-	-	-	-	-	-	-	-	P	-	-	P	P	P	P	P	-	-	-	-
	Glassblowers	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P	S	P	P	P	-
	Grocery stores and supermarkets	-	-	-	-	-	-	-	-	C	-	-	C	C	P	P	C	-	-	-	-
	Hair salons, barber shops, beauty salons and nail salons	-	-	-	-	-	-	-	-	P	-	C	P	P	P	P	P	-	-	-	-
	Hardware stores	-	-	-	-	-	-	-	-	C	-	-	C	P	P	P	C	-	-	-	-
	Heating and cooling sales and services	-	-	-	-	-	-	-	-	C	-	-	-	P	P	P	-	P	P	P	-
	Home furnishings stores, including paint and wall coverings, lamps and lighting, flooring materials and draperies	-	-	-	-	-	-	-	-	P	-	-	-	C	P	P	C	P	P	P	-
	Kitchenware sales	-	-	-	-	-	-	-	-	P	-	-	P	P	P	P	P	-	-	-	-
	Lawn and garden equipment sales and service	C	-	-	-	-	-	-	-	C	-	-	-	P	P	P	-	-	-	-	-
	Martial arts studios and schools	-	-	-	-	-	-	-	-	P	P	P	P	P	P	P	P	-	-	-	-
	Massage therapy, health spas and day spas	-	-	-	-	-	-	-	-	P	-	C	P	P	P	P	P	-	-	-	-
	Newspaper and magazine sales stands	P	-	-	-	-	-	-	-	P	P	P	P	P	P	P	P	P	P	P	-
	Office supplies and furniture sales	-	-	-	-	-	-	-	-	C	-	-	P	P	P	P	-	-	-	-	-
	Pawn shops with no outdoor sales or storage	-	-	-	-	-	-	-	-	P	-	-	-	P	P	P	-	-	-	-	-
	Pet stores	-	-	-	-	-	-	-	-	C	-	-	P	P	P	P	C	-	-	-	-
	Photographic equipment and supplies	-	-	-	-	-	-	-	-	P	-	-	P	P	P	P	-	-	-	-	-
	Pottery stores	-	-	-	-	-	-	-	-	P	-	-	P	P	P	P	-	-	-	-	-
	Religious books, cards and articles stores	-	-	-	-	-	-	-	-	P	-	-	P	P	P	P	P	-	-	-	-
	Secondhand stores, thrift stores and consignment stores	-	-	-	-	-	-	-	-	P	-	-	P	P	P	P	-	-	-	-	-
	Self-service laundry and Laundromats	-	-	-	-	-	-	-	-	P	-	-	C	C	P	P	C	-	-	-	-
	Shoe stores and shoe repair	-	-	-	-	-	-	-	-	P	-	-	P	P	P	P	P	-	-	-	-
	Sporting goods stores	-	-	-	-	-	-	-	-	P	-	-	P	P	P	P	-	-	-	-	-
	Tattoo artists and body piercing	-	-	-	-	-	-	-	-	P	-	-	P	P	P	P	P	-	-	-	-
	Toy and game stores	-	-	-	-	-	-	-	-	P	-	-	P	P	P	P	P	-	-	-	-
	Upholstery shops	-	-	-	-	-	-	-	-	P	-	-	C	P	P	P	C	P	P	P	-
	Video, movie and game rental and sales	-	-	-	-	-	-	-	-	P	-	-	P	P	P	P	P	-	-	-	-
	Warehouse club sales	-	-	-	-	-	-	-	-	-	-	-	-	C	P	P	-	-	-	-	-
	Specialized Commercial	Billiard halls	-	-	-	-	-	-	-	-	-	-	-	P	P	P	-	-	-	-	-
		Brick and tile sales	-	-	-	-	-	-	-	C	-	-	-	P	P	P	-	P	P	P	-
Building materials sales		-	-	-	-	-	-	-	C	-	-	-	C	C	-	-	P	P	P	-	
Bus and train depots including ticket sales		-	-	-	-	-	-	-	-	-	P	-	-	C	C	C	-	P	P	P	-
Commercial greenhouses		-	-	-	-	-	-	-	-	C	-	-	-	C	C	C	-	P	P	P	-

Use Category	Use Type	ZONING										DISTRICTS									
		TA	R-1	R-2	R-3	R-4	R-5	MH	MP	EN	P/I	C-1	C-2	C-3	C-4	C-5	CR	I-1	I-2	I-3	AE
	Concrete and cinder block sales	-	-	-	-	-	-	-	-	C	-	-	-	C	C	-	-	P	P	P	-
	Convenience stores	-	-	-	-	-	-	-	-	C	-	-	-	C	C	C	-	C	C	C	-
	Drive-in theaters	-	-	-	-	-	-	-	-	-	-	-	-	P	C	-	-	P	P	P	-
	Equipment sales and rental (outdoors)	-	-	-	-	-	-	-	-	-	-	-	-	C	C	C	-	P	P	P	-
	Fencing dealers	-	-	-	-	-	-	-	-	C	-	-	-	C	C	C	-	P	P	P	-
	Gasoline filling stations	-	-	-	-	-	-	-	-	-	-	-	-	C	C	C	-	C	C	C	-
	Hot tub and spa sales	-	-	-	-	-	-	-	-	C	-	-	-	P	P	P	-	P	P	P	-
	Liquor stores	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	-	-	-	-	-
	Lumber yards (indoor or outdoor)	-	-	-	-	-	-	-	-	-	-	-	-	C	C	-	-	P	P	P	-
	Manufactured home sales	-	-	-	-	-	-	-	-	-	-	-	-	C	C	-	-	P	P	P	-
	Monument sales	-	-	-	-	-	-	-	-	-	-	-	-	P	P	C	-	P	P	P	-
	Motels and hotels	-	-	-	-	-	-	-	-	-	-	-	C	C	C	P	-	-	-	-	-
	Movie theaters	-	-	-	-	-	-	-	-	-	-	-	-	C	C	C	-	-	-	-	-
	Nurseries and related retail sales	-	-	-	-	-	-	-	-	-	-	-	-	C	C	C	-	P	P	P	-
	Pawn shop with outdoor sales or storage	-	-	-	-	-	-	-	-	-	-	-	-	C	C	-	-	-	-	-	-
	Performance theaters and auditoriums	-	-	-	-	-	-	-	-	-	-	-	-	C	C	P	-	-	-	-	-
	Swimming pool sales	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	-	P	P	P	-
	Taxi stands	-	-	-	-	-	-	-	-	-	-	P	P	P	P	P	-	P	P	P	-
Tobacco stores	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P	C	-	-	-	-	
Truck stops	-	-	-	-	-	-	-	-	-	-	-	-	C	C	-	-	C	P	P	-	
Medical Uses	Chiropractor offices	C	-	-	-	-	-	-	-	P	S	P	P	P	P	P	P	P	P	-	
	Dental offices including orthodontics	C	-	-	-	-	-	-	-	P	S	P	P	P	P	P	P	P	P	-	
	Doctor offices (medical)	C	-	-	-	-	-	-	-	P	S	P	P	P	P	P	P	P	-	-	
	Medical clinics including general practice and specialty care	C	-	-	-	-	-	-	-	P	S	P	P	P	P	P	P	P	P	-	
	Rehabilitation facilities including out-patient services	C	-	-	-	-	-	-	-	P	S	C	C	P	P	P	P	P	P	-	
Office Uses	Accountant and investment counseling	-	-	-	-	-	-	-	-	P	S	P	P	P	P	P	P	S	S	S	-
	Business offices and call centers	-	-	-	-	-	-	-	-	P	S	P	P	P	P	P	P	S	S	S	-
	Consultant offices	-	-	-	-	-	-	-	-	P	S	P	P	P	P	P	P	S	S	S	-
	Contractors' offices with no equipment storage	-	-	-	-	-	-	-	-	P	S	P	P	P	P	P	P	P	P	-	-
	Counselors, psychiatrists, psychologists and social workers offices	-	-	-	-	-	-	-	-	P	S	P	P	P	P	P	P	S	S	S	-
	Design offices including architects, engineers, community planners, landscape architects, land surveyors and interior designers	-	-	-	-	-	-	-	-	P	S	P	P	P	P	P	P	S	S	S	-
	Lawyer/attorney offices	-	-	-	-	-	-	-	-	P	S	P	P	P	P	P	P	S	S	S	-
	Insurance and real estate agencies and offices	-	-	-	-	-	-	-	-	P	S	P	P	P	P	P	P	S	S	S	-
	Optical sales and services	-	-	-	-	-	-	-	-	P	S	P	P	P	P	P	P	S	S	S	-
	Photographic studios	C	-	-	-	-	-	-	-	P	S	P	P	P	P	P	P	S	S	S	-
Radio and television studios (not transmitter towers)	C	-	-	-	-	-	-	-	C	S	S	S	P	P	P	C	S	S	S	-	
Utility and telephone company offices	-	-	-	-	-	-	-	-	P	-	S	S	P	P	P	C	S	S	S	-	
Recreational Commercial	Amusement parks	C	-	-	-	-	-	-	-	-	-	-	C	C	C	-	-	-	-	-	
	Bingo parlors	-	-	-	-	-	-	-	-	C	-	-	C	P	P	P	-	-	-	-	
	Bowling alley	-	-	-	-	-	-	-	-	C	-	-	-	C	P	P	-	-	-	-	
	Commercial stables	C	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	C	C	-	
	Commercial swimming pools	-	-	-	-	-	-	-	-	C	-	-	C	C	C	C	-	-	-	-	
	Public and private golf courses	C	-	-	-	-	-	-	-	C	C	-	C	C	C	C	C	-	-	-	-
	Golf driving ranges	C	-	-	-	-	-	-	-	C	C	-	C	C	C	C	-	-	-	-	-

Use Category	Use Type	ZONING										DISTRICTS								
		TA	R-1	R-2	R-3	R-4	R-5	MH	MP	EN	P/I	C-1	C-2	C-3	C-4	C-5	CR	I-1	I-2	I-3
	Gun clubs	C	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	C	C	-
	Gymnasiums (other than school)	-	-	-	-	-	-	-	C	C	-	C	P	P	P	C	C	C	C	-
	Health clubs and spas including YMCA and YWCA	-	-	-	-	-	-	-	C	C	-	C	P	P	P	C	C	C	C	-
	Miniature golf courses	C	-	-	-	-	-	-	C	-	-	C	P	P	C	C	-	-	-	-
	Race tracks	C	-	-	-	-	-	-	-	C	-	-	-	-	-	-	P	P	P	-
	Recreational vehicle parks (RV parks)	-	-	-	-	-	-	-	-	-	-	-	C	-	-	-	C	C	-	-
	Roller and ice skating rinks	-	-	-	-	-	-	-	C	-	-	C	C	P	C	C	C	C	C	-
	Sports arenas	C	-	-	-	-	-	-	-	C	-	-	-	C	C	-	C	C	C	-
	Stadiums	C	-	-	-	-	-	-	-	C	-	-	-	C	C	-	C	C	C	-
Video arcades	-	-	-	-	-	-	-	-	P	-	-	P	P	P	C	-	-	-	-	
Vehicular Commercial	Boat dealers, sales, rental and leasing	-	-	-	-	-	-	-	-	-	-	P	P	C	-	P	P	P	-	
	Motor vehicle repair, painting and body shops	-	-	-	-	-	-	-	C	-	-	C	C	C	-	C	C	C	-	
	Motor vehicle dealers, sales, rental and leasing	-	-	-	-	-	-	-	C	-	-	P	P	P	-	P	P	P	-	
	Motor vehicle washes, self-services or automatic	-	-	-	-	-	-	-	C	-	-	C	C	C	-	C	C	C	-	
	Motorcycle dealers, including moped and scooters	-	-	-	-	-	-	-	-	-	-	-	P	P	P	-	P	P	P	-
Recreational vehicle sales and rentals	-	-	-	-	-	-	-	-	-	-	-	P	P	C	-	P	P	P	-	
<b>Industrial Uses</b>																				
Research and Development	General research facilities	-	-	-	-	-	-	-	-	C	-	-	-	-	-	-	C	C	P	-
	Scientific research laboratories	-	-	-	-	-	-	-	-	C	-	-	-	-	-	-	C	C	P	-
Warehousing and Storage	Bulk materials or machinery storage (fully enclosed)	-	-	-	-	-	-	-	P	-	-	-	C	C	-	P	P	P	-	
	Bus garages and bus repair shops	-	-	-	-	-	-	-	C	-	-	C	C	-	-	C	C	P	-	
	Self-service storage facilities (mini warehouses)	-	-	-	-	-	-	-	P	-	-	-	C	C	-	P	P	P	-	
	Storage facilities and outdoor storage yards	-	-	-	-	-	-	-	S	-	-	-	C	C	-	P	P	P	-	
	Truck terminals/motor freight terminals	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	C	P	-	
	Vehicle, trailer, recreational vehicle and boat storage	-	-	-	-	-	-	-	S	-	-	C	C	C	-	P	P	P	-	
	Warehouses and distribution centers	-	-	-	-	-	-	-	S	-	-	-	-	C	-	C	P	P	-	
Wholesale businesses and storage	-	-	-	-	-	-	-	S	-	-	-	C	C	-	C	P	P	-		
Contractors, Contractor Yards, Storage and Supply	Carpenters	-	-	-	-	-	-	-	S	-	-	-	-	C	-	P	P	P	-	
	Carpet and rug cleaning plants	-	-	-	-	-	-	-	S	-	-	-	-	-	-	P	P	P	-	
	Carport and storage building sales	-	-	-	-	-	-	-	S	-	-	C	C	-	-	P	P	P	-	
	Contractors' offices with indoor equipment storage	-	-	-	-	-	-	-	S	-	-	P	P	P	-	P	P	P	-	
	Contractors' offices with outdoor equipment storage yards (excluding heavy machinery)	-	-	-	-	-	-	-	S	-	-	-	C	-	-	P	P	P	-	
	Contractor's storage yards (excluding asphalt or concrete mixing)	-	-	-	-	-	-	-	S	-	-	-	-	-	-	P	P	P	-	
	Non-commercial garages and hobby shops	-	-	-	-	-	-	-	P	-	-	-	-	-	-	P	P	P	-	
Trade shops (including cabinet makers)	-	-	-	-	-	-	-	P	-	-	C	C	C	-	P	P	P	-		
Large Contracting and Materials Manufacturing	Asphalt and concrete contractors	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	C	P	-	
	Concrete products manufacturing	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	C	P	-	
	Excavating contractors	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	C	P	-	
	Highway and street construction companies	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	C	P	-	
	Manufactured home construction	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	C	P	-	
	Prefabricated buildings and components manufacturing	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	C	P	-	
Wrecking and demolition contractors	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	C	P	-		
Food Processing and Manufacturing	Food and beverage products processing and manufacturing, excluding breweries	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	-	

Use Category	Use Type	ZONING										DISTRICTS								
		TA	R-1	R-2	R-3	R-4	R-5	MH	MP	EN	P/1	C-1	C-2	C-3	C-4	C-5	CR	I-1	I-2	I-3
Clothing and Textile Manufacturing	Carpet, rug and mat manufacturing	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	P	-
	Cleaning of rugs, carpets and mats	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	P	-
	Clothing manufacturing	-	-	-	-	-	-	-	-	-	-	-	-	-	C	-	-	C	P	-
	Dyeing of garments, rugs and other textiles	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	P	-
	Shoes and footwear manufacturing	-	-	-	-	-	-	-	-	-	-	-	-	-	C	-	-	C	P	-
	Textile mills	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	P	-
	Yarn, threads and cordage manufacturing	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	P	-
Mining and Excavation	Brick, firebrick and clay products manufacturing	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	-
	Monument and architectural stone manufacturing	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	-
	Quarries	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	-
	Salt mining	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	-
	Sand and gravel extraction	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	-
Machinery and Vehicle Manufacturing	Sand, lime and stone products manufacturing	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	-
	Agricultural or farm implement manufacturing	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	-
	Automobile, truck trailer, motorcycle, motor vehicle and bicycle assembly	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	-
	Boat manufacturing	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	-
	Farm machinery manufacturing	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	-
Metal Processing, Stamping	Trailer, carriage and wagon manufacturing	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-
	Metal extrusion, rolling, fabrication, stamping and forming	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	P	-
Metal Processing, Forging, Fabrication (Hazardous)	Metal products manufacturing	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	P	-
	Foundries	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	-
	Galvanizing or plating (hot dip)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	-
	Iron (ornamental) fabrication	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	-
	Metal and metal ores, reduction, refining, smelting, alloying and rolling mills (non-ferrous)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	-
	Steel works and rolling mills (ferrous)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	-
	Structural iron and steel fabrication	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	-
Wood Products Manufacturing	Welding	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	C	P	-
	Basket and hamper (wood, reed, rattan, etc.) manufacturing	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	P	P	-
	Furniture manufacturing	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	P	P	-
General Manufacturing (Low Hazard)	Lumber and millwork manufacturing	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	P	P	-
	Aerospace, aircraft and aircraft parts manufacturing	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	P	-
	Appliance manufacturing	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	P	P	-
	Cosmetics and toiletries manufacturing	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	P	P	-
	Electronics manufacturing	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	P	P	-
	Firearms (but not ammunition) manufacturing	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	P	P	-
	Machinery manufacturing	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	P	P	-
	Musical instruments manufacturing	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	P	P	-
	Office machine manufacturing	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	P	P	-
	Paper, paperboard and pressed or molded pulp goods manufacturing	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	P	P	-
	Pharmaceuticals manufacturing	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	P	P	-
	Photographic equipment supplies manufacturing	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	P	P	-
Plumbing supplies manufacturing	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	P	P	-	
Pottery and porcelain products manufacturing	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	P	P	-	





125 E Avenue B | Hutchinson KS 67501  
620.694.2639

**Staff Report**  
**Planning Commission**

PC Agenda Item #: \_\_\_\_\_

Planning & Development Department

Case: 16-CUP-03

September 27, 2016

Hearing Date: October 4, 2016

**REQUEST:**  
**Conditional Use Permit-Truck Repair & Truck/Trailer Storage (Trucking)**

**Staff**

**Staff Representative:**

Jana McCarron, AICP  
Planning & Development  
Director

**Subject Property: 00000 E Blanchard Ave**



**Applicant/Owner:**

Keith Bauer  
KB Enterprises of Hutchinson KS  
LLC  
PO Box 1942  
Hutchinson KS 67501-1942

**Surveyor:**

Raymond Bretton  
Alpha Land Surveys, Inc  
216 W 2<sup>nd</sup> Ave  
Hutchinson KS 67501

**Architect/Engineer:**

Mann & Company, P.A.  
1703 Landon St, Ste B  
Hutchinson KS 67502

**Application Materials:**

[Link to Materials](#)

**Concurrent Applications:**

16-SDP-07, Sun Valley Prelim Plat  
16-SDP-06, Sun Valley Final Plat  
16-BZA-04, Paving Variance

**Application Information**

**Zoning**

**Zoning:**

C-4, Special Commercial & TA,  
Transitional Agricultural Rural\*

\*Rezoning application submitted for I-2 Zoning

**Comprehensive Plan Designation:**

Commercial

**Subdivision:**

Unplatted

**Notice & Review**

**Previous PC/BZA Actions:**

16-ZA-08 approved 9/6/2016.

**Development Review:**

9/13/2016

**Legal Ad Published:**

9/12/2016

**Property Owner Notice:**

14 owners, 18 properties,  
9/7/2016

**STAFF RECOMMENDATION: TABLE TO OCTOBER 18, 2016**

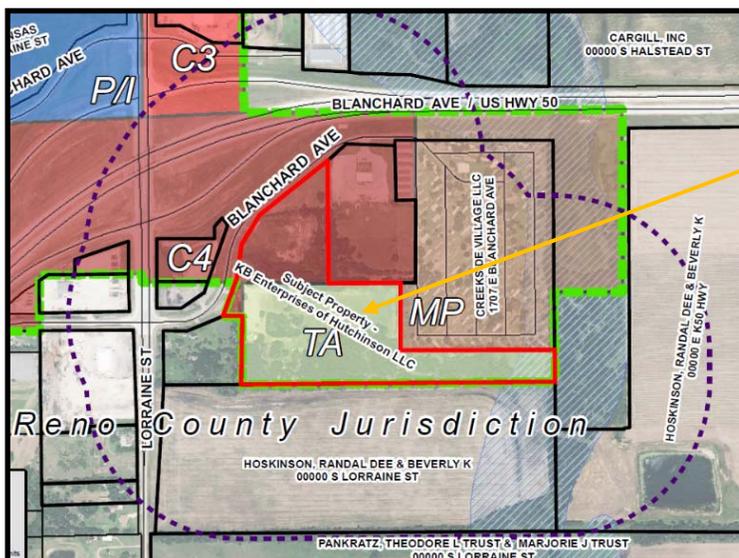
**MOTION:**

Table Conditional Use Permit request number 16-CUP-03 for truck repair/truck and trailer storage to the October 18, 2016 Planning Commission meeting, pending action on Variance request 16-BZA-04.

**PROJECT SUMMARY:**

Request for conditional use permit approval to construct a new truck repair facility and conduct truck repair and truck and trailer storage on property located at 00000 E Blanchard Ave in the vicinity of S Lorraine St and Hwy 50.

**LOCATION MAP:**



Subject  
Property



<p>125 E Avenue B   Hutchinson KS 67501 620.694.2639</p>	<p><b>Staff Report</b> <b>Planning Commission</b></p>	<p>PC Agenda Item #: _____ Planning &amp; Development Department</p>
<p>Case: 16-SDP-07</p>	<p>September 26, 2016</p>	<p>Meeting Date: October 4, 2016</p>

**REQUEST:**  
**Preliminary Plat, Sun Valley**

**Subject Property: 00000 E Blanchard Ave, PIN #13929000001006000**

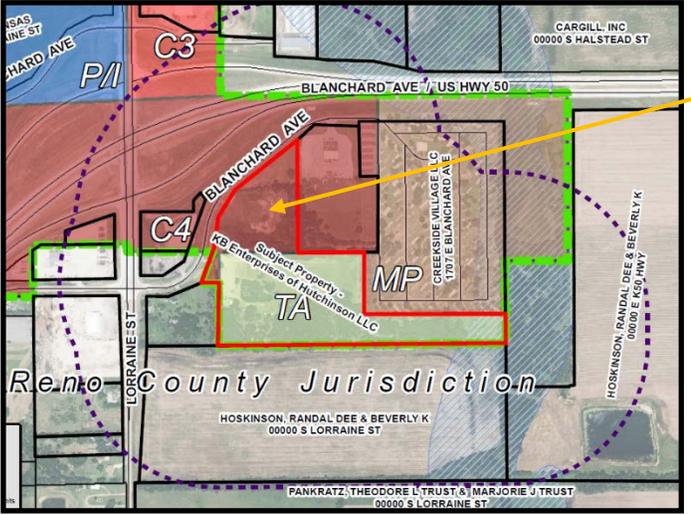


**STAFF RECOMMENDATION: APPROVAL**

**MOTION:**  
Approve/approve with conditions/deny Preliminary Plat number 16-SDP-07 for Sun Valley based upon a finding that the requirements for subdivision contained in the City of Hutchinson Subdivision Regulations are met/not met.

**PROJECT SUMMARY:**  
Request for Preliminary Plat approval for the Sun Valley subdivision, comprised of 1 lot and totaling 27.987 acres.

**LOCATION MAP:**



Subject Property



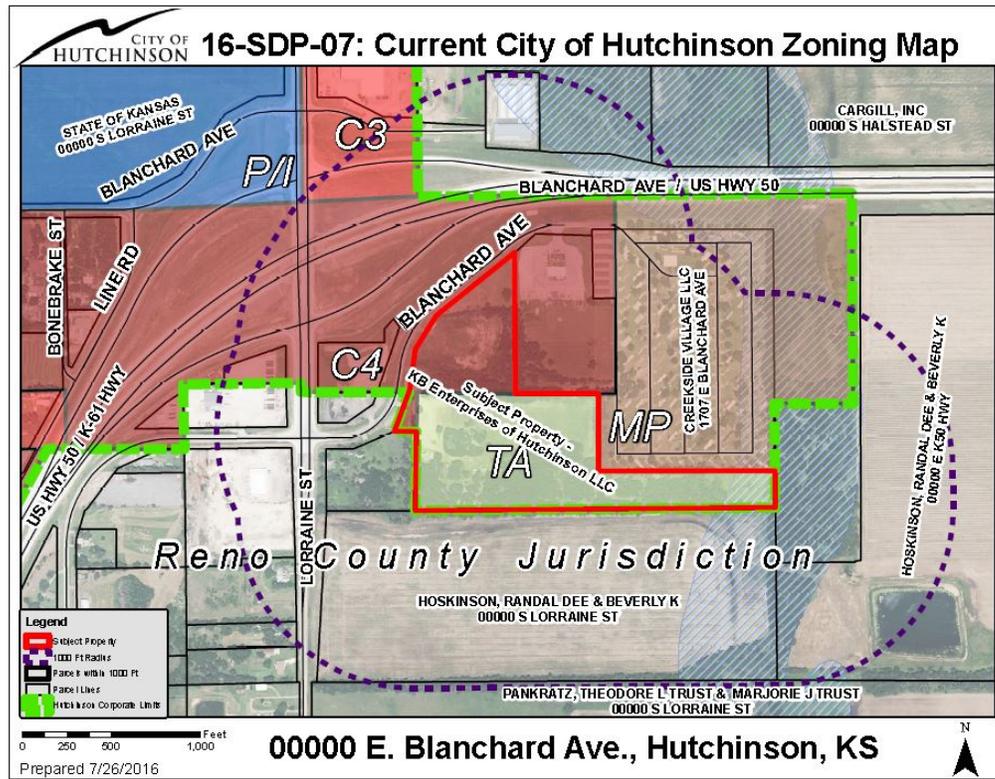
<b>Staff</b>	<p><b>Staff Representative:</b> Jana McCarron, AICP Planning &amp; Development Director</p>
<b>Application Information</b>	<p><b>Applicant/Owner:</b> Keith Bauer KB Enterprises of Hutchinson KS LLC PO Box 1942 Hutchinson KS 67501-1942</p> <p><b>Engineer/Surveyor/Architect:</b> Raymond Bretton Alpha Land Surveys, Inc 216 W 2<sup>nd</sup> Ave Hutchinson KS 67501</p> <p><b>Architect/Engineer:</b> Mann &amp; Company, P.A. 1703 Landon St, Ste B Hutchinson KS 67502</p> <p><b>Application Materials:</b> <a href="#">Link to Application Materials</a></p> <p><b>Concurrent Applications:</b> 16-SDF-06, Sun Valley Final Plat 16-CUP-03 &amp; 16-BZA-04</p>
<b>Zoning</b>	<p><b>Zoning:</b> C-4, Special Commercial &amp; TA, Transitional Rural Agricultural* <small>*Rezoning application submitted for I-2 Zoning</small></p> <p><b>Comprehensive Plan Designation:</b> Commercial</p> <p><b>Subdivision:</b> Unplatted</p>
<b>Notice &amp; Review</b>	<p><b>Previous PC/BZA Actions:</b> 16-ZA-08 approved 9/6/2016.</p> <p><b>Development Review:</b> 9/13/2016 (Exhibit B)</p> <p><b>Next Steps:</b> Final Plat, Tentative City Council Consideration: 10/18/2016 Conditional Use Permit: 10/18/2016-PC   11/1/2016-CC Variance: 10/18/2016</p>

**SUBDIVISION DESIGN REQUIREMENTS ANALYSIS:**

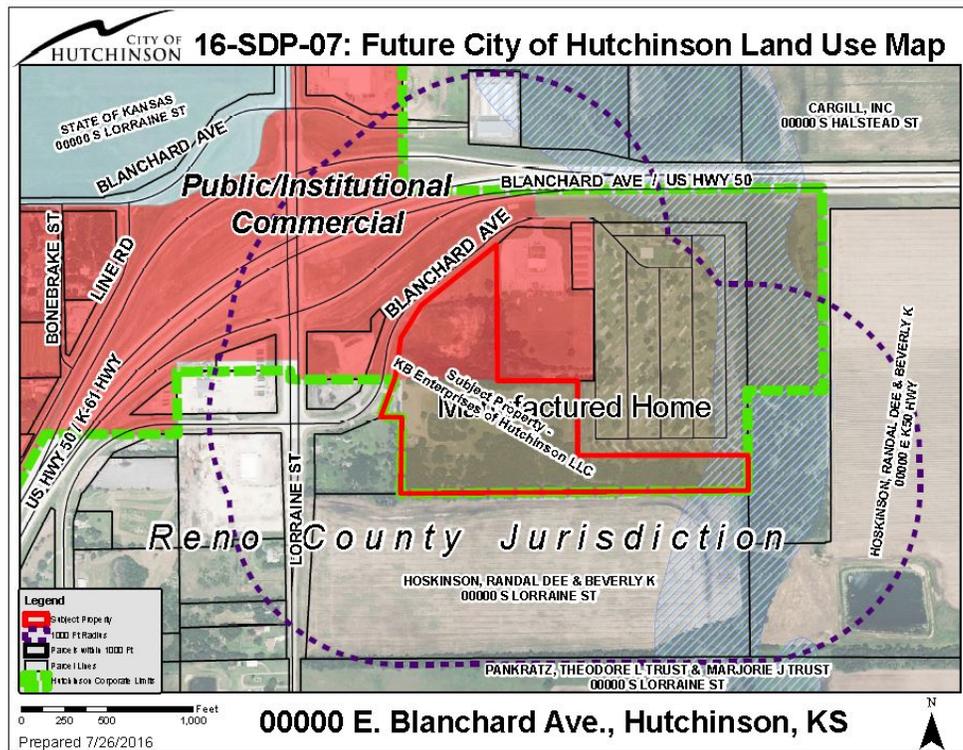
Item	Standard	Provided	Met   Not Met
<b>Reno County Platting Requirements</b>			
Scale	1"=60'; 1"=100' or 1"=200'; all phases at the same scale	1"=20'	<input checked="" type="checkbox"/> Met
North arrow	Shown	Shown	<input checked="" type="checkbox"/> Met
Closure table	Shown	Shown	<input checked="" type="checkbox"/> Met
Lettering	Legible	Legible	<input checked="" type="checkbox"/> Met
Adjoining parcels	Shown & identified by owner of record	Shown	<input checked="" type="checkbox"/> Met
Surveyor Information	Name, address, phone number, date, signature information and seal information is shown	Shown	<input checked="" type="checkbox"/> Met
Legal description	Accurate legal description	Shown	<input checked="" type="checkbox"/> Met
Point of beginning	Shown	Shown	<input checked="" type="checkbox"/> Met
Title/subtitle	Includes "preliminary plat" / includes quarter, section, township, range, city, county & state	Shown	<input checked="" type="checkbox"/> Met
Lots	Numbered sequentially within blocks; include square footage/acreage	Shown	<input checked="" type="checkbox"/> Met
Buildings	Locations of existing buildings, including measurements perpendicular to boundaries; if no buildings, note stating: "No buildings within this platted area."	Shown	<input checked="" type="checkbox"/> Met
Vicinity map	Shown	Shown	<input checked="" type="checkbox"/> Met
Floodplain	Floodplain designation; FIRM number & effective date	Shown	<input checked="" type="checkbox"/> Met
<b>City of Hutchinson Platting Requirements</b>			
Applicant & owner information	Includes name, phone # and mailing address of applicant and owner of record	Shown	<input checked="" type="checkbox"/> Met
Water features	Location of lakes, rivers, ponds, stormwater channels & creeks	Shown	<input checked="" type="checkbox"/> Met
Streets & alleys	Existing & proposed streets, alleys and right-of-ways; width & approximate grade and connections to the existing road network; meet minimum requirements of 9-609	Shown	<input checked="" type="checkbox"/> Met
Street names	Meet requirements of 9-610	Shown	<input checked="" type="checkbox"/> Met
Common & reserve areas	Identified & numbered; Note: "It shall be the joint responsibility of all owners of property located within this plat to provide for the ongoing maintenance and upkeep of all common and reserve areas." Included on plat	Not applicable	<input checked="" type="checkbox"/> Met
Restrictions & covenants	Draft agreement provided and noted on plat	Not applicable.	<input checked="" type="checkbox"/> Met
Utility and pedestrian corridors	Required for blocks > 800 feet where feasible; 10' minimum width; must contain a paved walking path or sidewalk 5' wide (or more); must be landscaped around pat	Not applicable	<input checked="" type="checkbox"/> Met
Special flood hazard area	If within SFHA, boundaries for the 100-year & 500-year flood are shown; Base flood elevations are shown	Shown	<input checked="" type="checkbox"/> Met
Topography	Contour lines provided a 2' interval	Shown	<input checked="" type="checkbox"/> Met
Utilities	Water, sanitary sewer, electric, gas & stormwater facilities shown; connections shown new utilities located on private property are underground	Need off-site easement for sewer service	<input checked="" type="checkbox"/> Not Met but okay to defer to Final Plat
Easements	Required for all utilities; located next to ROW; minimum of 20' wide (City); 10' wide (other); drainage easements not collocated with other utilities; recreational easements may be required	Shown	<input checked="" type="checkbox"/> Met
Existing trees	Annotated with species and size; noteworthy trees, as determined by the Director of Parks & Facilities, are included as part of a tree preservation area; utility easements located away from tree preservation areas; if removal of existing trees is deemed excessive, payment is made into Trees for Tomorrow Fund at a rate as specified in 9-615	Shown	<input checked="" type="checkbox"/> Met

Item	Standard	Provided	Met   Not Met
Sidewalks	Location and width included; designed in accordance with 9-614; timing noted on plat; infill development may be exempted based upon proximity to schools, shopping, etc. and connections to the existing system	Not Shown. Waived by City Engineer.	<input checked="" type="checkbox"/> Met
Street Trees	Spaced approximately 40 ft apart; 1 tree per lot (residential); minimum caliper is 2"; one year warranty; 2 trees on corner lots; located in the planter strip or in the ROW behind the curb or sidewalk (if no planter strip)	Not applicable.	<input checked="" type="checkbox"/> Met
Parkland, trails, bikeways & open space dedications	Location & size; required where shown on the <i>Bicycle &amp; Pedestrian Master Plan</i> ; meet other requirements of ordinance	Not applicable	<input checked="" type="checkbox"/> Met
Watercourse protection areas	Watercourse shown within an easement 2.5 times the average width of the watercourse; exceptions allowed for infill properties or via subdivision variance	Shown	<input checked="" type="checkbox"/> Met
Zoning	Current zoning designation for property & surrounding properties	Shown	<input checked="" type="checkbox"/> Met
Landscape & screening plan	Residential subdivision located adjacent to major streets include a landscaped buffer in accordance with §27-908.E.12	Not applicable	<input checked="" type="checkbox"/> Met
Section & city limit lines	Section & city limit lines located within and adjacent to the subdivision are shown	Shown	<input checked="" type="checkbox"/> Met
Bridges & culverts	Existing & proposed shown	Not applicable	<input checked="" type="checkbox"/> Met
Public facilities	Schools and other public site locations shown	Not applicable	<input checked="" type="checkbox"/> Met
Benchmarks	Location, elevation and list of all established benchmarks	Shown	<input checked="" type="checkbox"/> Met
Blocks	Identified, lettered sequentially beginning with "A", do not exceed 1,300 feet; meet tier requirements of 9-606	Shown	<input checked="" type="checkbox"/> Met
Lots	Location, dimensions; numbered within each block beginning with "1"; meet requirements of Zoning Regulations; side lot lines are perpendicular to straight streets & radial to curved ones; have frontage on a public street (residential) and via a public or private street (non-residential); flag lots prohibited except in infill areas	Shown	<input checked="" type="checkbox"/> Met
Streetlights	Existing & proposed shown	Not applicable	<input checked="" type="checkbox"/> Met
Fire hydrants	Existing & proposed shown; located at each intersection and at an interval not to exceed 500 ft; no anticipated structure is >250 feet from a fire hydrant	Shown	<input checked="" type="checkbox"/> Met
Utility improvements	All existing and proposed manholes, lift stations & other utility improvements shown	Shown	<input checked="" type="checkbox"/> Met
Preservation of natural features & amenities	Existing features & irreplaceable assets shown, labeled & preserved wherever feasible	Existing trees adjacent to mobile home park will be retained in an easement	<input checked="" type="checkbox"/> Met
Drainage facility/holding pond landscaping	Plans required; required to retard erosion and be comprised of living vegetation together with other materials (stone, gravel, concrete) to preserve and enhance function/appearance	Not applicable	<input checked="" type="checkbox"/> Met
Driveways & access management	Each lot has access to a public roadway; location of proposed driveways shown (multi-family & non-residential)	Shown	<input checked="" type="checkbox"/> Met
Driveway alignment	Aligned with driveways on opposite side of street (multi-family & non-residential) or offset by 150 feet	Not applicable	<input checked="" type="checkbox"/> Met
Shared access	Encouraged for non-residential; access easement required	Not applicable	<input checked="" type="checkbox"/> Met
Private streets	Meet requirements of 9-609.F	Not applicable	<input checked="" type="checkbox"/> Met
Street connectivity	Allows for access to undeveloped properties. See 9-609.B	Shown	<input checked="" type="checkbox"/> Met
Intersections	Meet the requirements of 9-609.D.	Not applicable	<input checked="" type="checkbox"/> Met
Median strips & entrance ways	Meet the requirements of 9-609.G.	Not applicable	<input checked="" type="checkbox"/> Met

ZONING MAP:



COMPREHENSIVE PLAN MAP:



**SUBJECT PROPERTY**



**SUBJECT PROPERTY**



**SUBJECT PROPERTY**



**EXISTING BUSINESS**



**PROPOSED INFRASTRUCTURE FINANCING:**

No new public infrastructure is anticipated with development of this subdivision. The off-site public sewer easement is needed for an existing public sewer line.

**EXHIBITS:**

- A. Development Review Committee Comments
- B. Preliminary Plat
- C. Proposed Site Plan (preliminary)



## SUN VALLEY PRELIMINARY PLAT COMMENTS

The City of Hutchinson Development Review Committee met on September 13, 2016 to discuss the Preliminary Plat proposal for the above-listed subdivision (16-SDP-06). Comments are included below. A revised plat is needed and is due **no later than NOON on September 19, 2016**. Please ensure all comments are addressed.

### Planning & Development (Jana McCarron)

Addressed	Comment
	<b>1. Legal description.</b> <i>There is an incorrect call that needs to be fixed on the easternmost lot line.</i>
	<b>2. Vicinity map.</b> <i>Show E Blanchard Ave on vicinity map.</i>
	<b>3. Floodplain.</b> <i>SE portion of lot is located within the Special Flood Hazard Area. Show area on plat. Change information on floodplain section in plat notes. Add the BFE.</i>
	<b>4. Applicant and owner information.</b> <i>County shows owner as: "KB Enterprises of Hutchinson, LLC". Correct owner.</i>
	<b>5. Water features.</b> <i>Remove edge of water note.</i>
	<b>6. Streets and alleys. (Sec. 9-609).</b> <i>Show full ROW width for E Blanchard Ave and correct the name.</i>
	<b>7. Special flood hazard area. (Sec. 9-618)</b> <i>Need to show boundaries of the 100-year &amp; 500-year floodplain and base flood elevations.</i>
	<b>8. Utilities.</b> <i>Are there any new utilities proposed? No electrical service shown. What about storm sewer and sanitary sewer? All new utilities shall be located underground, including service lines.</i>
	<b>9. Easements.</b> <i>An off-site easement may be needed for sewer service. If this is the case, the easement needs to be shown on the plat, with a note indicating the recorded book and page number.</i>
	<b>10. Existing Trees. (Sec. 9-615).</b> <i>None are shown. Show existing trees, including species. Indicate which trees are intended to stay and which will be removed. Staff strongly suggests placing existing trees in southeast "arm" of plat into a tree preservation easement, as they can be used for the required screening to the mobile home park.</i>
	<b>11. Sidewalks. (Sec. 9-614).</b> <i>None shown. Required unless waived by the City Engineer.</i> <input type="checkbox"/> For infill development, City Engineer may make a recommendation to City Council as to whether sidewalks are required based upon due consideration of the following factors: <input checked="" type="checkbox"/> Proximity to schools, shopping destinations and other pedestrian destinations. <input checked="" type="checkbox"/> Potential connectivity to the existing sidewalk system. <i>City Council has final authority over sidewalk requirement in infill developments.</i>
	<b>12. Watercourse protection areas. (Sec. 9-618.D.)</b> <i>Floodplain area on eastern edge of lot is required to be placed in a watercourse protection area.</i>
	<b>13. Zoning.</b> <i>Current zoning designation for the subject property and surrounding properties. Need zoning for surrounding properties.</i>
	<b>14. Drainage facility/holding pond landscaping. (Sec. 27-908.E.13)</b> <i>– Will there be one? If so, it needs to be shown on the Preliminary Plat, as to general location and meet the requirements below. <u>Plans for landscaping will be needed.</u></i> <input type="checkbox"/> Plans required and shall: <input checked="" type="checkbox"/> be designed to retard erosion and preserve the finished contour. <input checked="" type="checkbox"/> consist of living vegetation, such as trees, shrubs and grasses in combination with natural, existing vegetation together with stone, grave, concrete and other materials to preserve and enhance function and appearance.
	<b>15. Legend.</b> <i>Remove "telegraph pole" symbol.</i>
	<b>16. Property Information.</b> <i>Fix spelling of "special" and "commercial". Change "C4" to "C-4". Change "I2" to "I-2".</i>

### Public Works (Brian Clennan/Barry Becker)

- How are you connecting to sanitary sewer?
- Is a truck wash proposed for the site? Will need to ensure water quality/quantity is accounted for as part of the Building Permit.

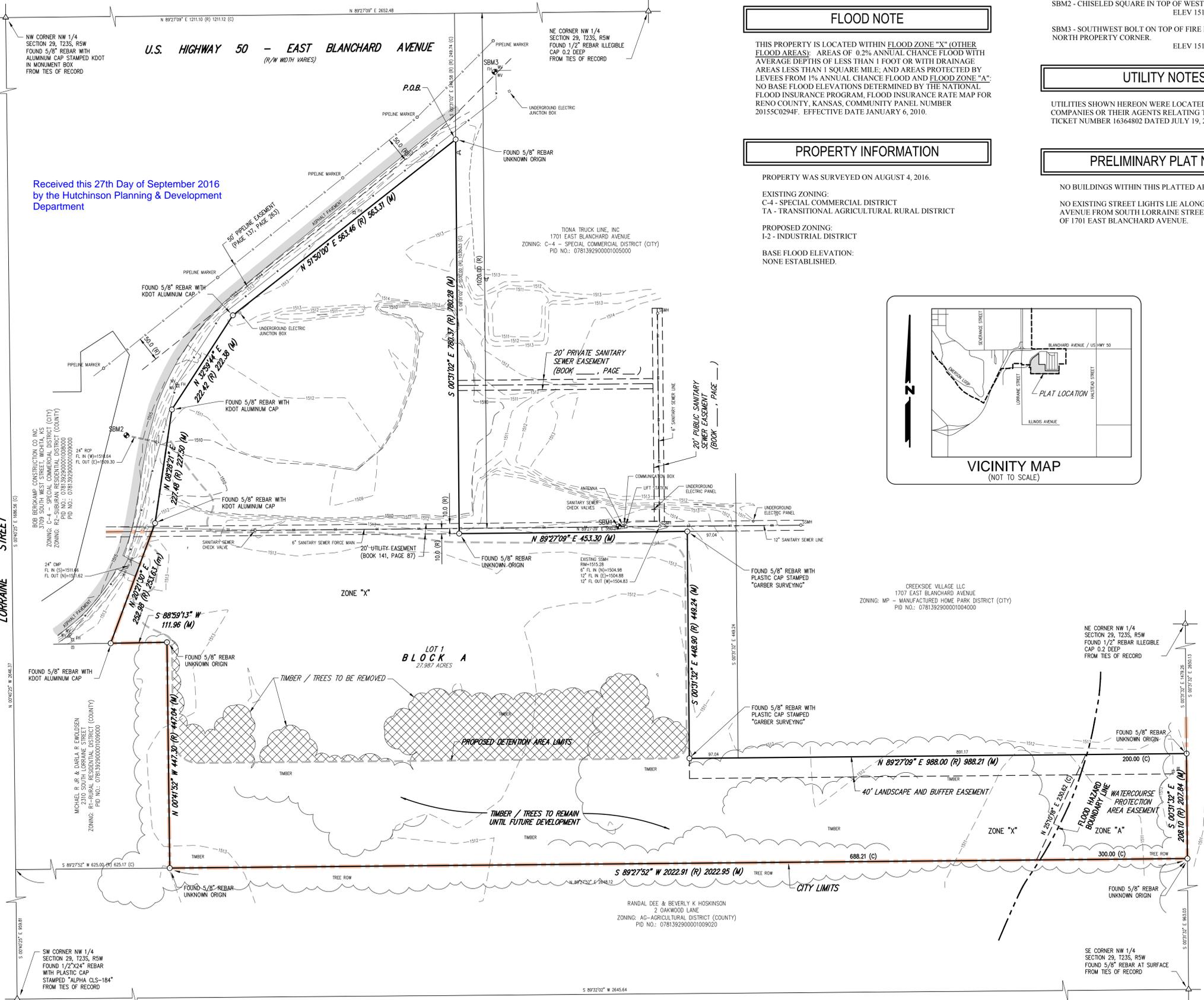
### Engineering (Bruce Colle)

- Incorrect "call" on eastern edge of subdivision

# SUN VALLEY

PRELIMINARY PLAT

A PORTION OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 23 SOUTH, RANGE 5 WEST OF THE 6TH PRINCIPAL MERIDIAN IN HUTCHINSON, KANSAS.



Received this 27th Day of September 2016 by the Hutchinson Planning & Development Department

### CLOSURE REPORT

ERROR CLOSURE: 0.0103  
 ERROR NORTH: -0.0078  
 PERIMETER: 6727.64

COURSE: S 40°49'03" W  
 ERROR EAST: -0.0067  
 PRECISION: 1 : 651671

### FLOOD NOTE

THIS PROPERTY IS LOCATED WITHIN FLOOD ZONE "X" (OTHER FLOOD AREAS): AREAS OF 0.2% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE, AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD AND FLOOD ZONE "A". NO BASE FLOOD ELEVATIONS DETERMINED BY THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP FOR RENO COUNTY, KANSAS, COMMUNITY PANEL NUMBER 20155C0294F. EFFECTIVE DATE JANUARY 6, 2010.

### PROPERTY INFORMATION

PROPERTY WAS SURVEYED ON AUGUST 4, 2016.

EXISTING ZONING:  
 C-4 - SPECIAL COMMERCIAL DISTRICT  
 TA - TRANSITIONAL AGRICULTURAL RURAL DISTRICT

PROPOSED ZONING:  
 I-2 - INDUSTRIAL DISTRICT

BASE FLOOD ELEVATION:  
 NONE ESTABLISHED.

### BENCHMARKS

BENCHMARK DATUM:  
 SBM1 - CHISELED SQUARE IN CONCRETE SLAB WEST OF EXISTING LIFT STATION. ELEV 1515.12 (NAVD88)

SBM2 - CHISELED SQUARE IN TOP OF WEST END OF 24" RCP. ELEV 1512.79 (NAVD88)

SBM3 - SOUTHWEST BOLT ON TOP OF FIRE HYDRANT NEAR THE NORTH PROPERTY CORNER. ELEV 1518.33 (NAVD88)

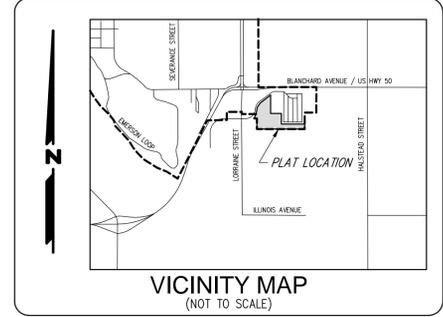
### UTILITY NOTES

UTILITIES SHOWN HEREON WERE LOCATED BY THE UTILITY COMPANIES OR THEIR AGENTS RELATING TO KANSAS ONE-CALL TICKET NUMBER 16364802 DATED JULY 19, 2016.

### PRELIMINARY PLAT NOTES

NO BUILDINGS WITHIN THIS PLATTED AREA.

NO EXISTING STREET LIGHTS LIE ALONG EAST BLANCHARD AVENUE FROM SOUTH LORRAINE STREET TO THE NORTH SIDE OF 1701 EAST BLANCHARD AVENUE.



### DESCRIPTION

A PORTION OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 23 SOUTH, RANGE 5 WEST OF THE 6TH PRINCIPAL MERIDIAN, RENO COUNTY, KANSAS DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER; THENCE NORTH 89°27'09" EAST (BASIS OF BEARING IS NAD83 GRID KANSAS SOUTH ZONE) ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER 1211.12 FEET (RECORD 1211.10 FEET); THENCE SOUTH 00°31'02" EAST 249.74 FEET (RECORD 249.58 FEET) TO THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF EAST BLANCHARD AVENUE FOR THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 00°31'02" EAST 780.28 FEET (RECORD 780.37 FEET); THENCE SOUTH 89°27'09" EAST PARALLEL WITH THE NORTH LINE OF SAID NORTHWEST QUARTER 453.30 FEET; THENCE SOUTH 00°31'32" EAST PARALLEL WITH THE EAST LINE OF SAID NORTHWEST QUARTER 449.24 FEET (RECORD 448.90 FEET); THENCE NORTH 89°27'09" EAST PARALLEL WITH THE NORTH LINE OF SAID NORTHWEST QUARTER 988.21 FEET (RECORD 988.00 FEET) TO THE EAST LINE OF SAID NORTHWEST QUARTER; THENCE SOUTH 00°31'32" EAST ALONG THE EAST LINE OF SAID NORTHWEST QUARTER 207.84 FEET (RECORD 208.10 FEET); THENCE SOUTH 89°27'52" WEST 2022.95 FEET (RECORD 2022.91 FEET); THENCE NORTH 00°41'52" WEST 447.04 FEET (RECORD 447.30 FEET); THENCE SOUTH 88°59'13" WEST 111.96 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF EAST BLANCHARD AVENUE; THENCE NORTH 20°21'30" EAST ALONG THE EASTERLY RIGHT-OF-WAY LINE OF EAST BLANCHARD AVENUE 253.63 FEET (RECORD 252.98 FEET); THENCE NORTH 08°28'21" EAST ALONG THE EASTERLY RIGHT-OF-WAY LINE OF EAST BLANCHARD AVENUE 227.50 FEET (RECORD 227.48 FEET); THENCE NORTH 32°59'44" EAST ALONG THE EASTERLY RIGHT-OF-WAY LINE OF EAST BLANCHARD AVENUE 222.38 (RECORD 222.42 FEET); THENCE NORTH 51°50'00" EAST ALONG THE EASTERLY RIGHT-OF-WAY LINE OF EAST BLANCHARD AVENUE 563.31 FEET (RECORD 563.46 FEET) TO THE POINT OF BEGINNING, CONTAINING 27.987 ACRES, SUBJECT TO ANY EASEMENTS OF RECORD.

### OWNER / SUBDIVIDER

K.B. ENTERPRISES OF HUTCHINSON, LLC  
 KEITH BAUER, OWNER  
 P.O. BOX 1942  
 HUTCHINSON, KS 67504  
 PHONE: 620-662-3792

### SURVEYOR

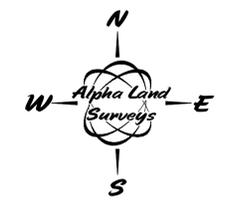
LLOYD P. DORZWEILER, LS 885  
 ALPHA LAND SURVEYS, INC.  
 216 WEST SECOND AVENUE  
 HUTCHINSON, KS 67501  
 PHONE: 620-728-0012

### LEGEND OF SYMBOLS & ABBREVIATIONS

△ SECTION SUBDIVISION CORNER FOUND	○ STORM WATER SEWER MANHOLE
● SURVEY MONUMENT FOUND	○ WATER METER
◐ STAMPED "ALPHA CLS-184"	○ WATER VALVE
⊙ POWER POLE	⊙ FIRE HYDRANT
⊙ LIGHT POLE	⊙ MONITOR WELL
⊙ GUY ANCHOR	⊙ SPRINKLER HEAD
⊙ UNDERGROUND ELECTRIC BOX	⊙ GUARD POST
⊙ UNDERGROUND TELEPHONE PEDESTAL	⊙ SITE BENCHMARK
⊙ UNDERGROUND CABLE TELEVISION PEDESTAL	⊙ OVERHEAD ELECTRIC
⊙ TREE / SHRUB	⊙ UNDERGROUND ELECTRIC
⊙ GAS METER	⊙ 1
⊙ MANHOLE	⊙ GAS LINE
⊙ SANITARY SEWER MANHOLE	⊙ UNDERGROUND TELEVISION CABLE
⊙ CLEANOUT	⊙ SANITARY SEWER LINE
	⊙ WATER LINE
	⊙ FENCE

N. NORTH	R/W RIGHT OF WAY
S. SOUTH	C/L CENTERLINE
E. EAST	RCP REINFORCED CONCRETE PIPE
W. WEST	CMP CORRUGATED METAL PIPE
° DEGREES	CMPHE CORRUGATED METAL PIPE HORIZONTAL
' FEET OR MINUTES	ELLIPITICAL
" INCHES OR SECONDS	TC TOP OF CURB
S.F. SQUARE FEET	FL FLOWLINE
VOL. VOLUME	TOP TOP OF PAVEMENT
PG. PAGE	EL ELEVATION
O.R. OFFICIAL RECORD	TOW TOP OF WALL
C. CALCULATED	R. RECORD
M. MEASURED	HC HANDICAP



**Alpha Land Surveys, Inc.**  
 216 WEST SECOND AVENUE  
 HUTCHINSON, KANSAS 67501  
 PH: (620) 728-0012 FAX: (620) 728-0413

SURVEY DATE: 08/04/2016 PLOT DATE: 09/19/2016  
 DRAWN BY: RDB PROJ. NO.: 160148P  
 CHECKED BY: LPD SHEET 1 OF 1

BASIS OF BEARINGS IS NAD83 GRID KANSAS SOUTH ZONE



125 E Avenue B   Hutchinson KS 67501 620.694.2639	<b>Staff Report</b> <b>Planning Commission</b>	PC Agenda Item #: _____ Planning & Development Department
<b>Case: 16-SDF-06</b>	<b>September 27, 2016</b>	<b>Meeting Date: October 4, 2016</b>

**REQUEST:**  
**Final Plat, Sun Valley subdivision**

**Staff Representative:**  
Jana McCarron, AICP  
Planning & Development Director

**Subject Property: 00000 E Blanchard Ave, PIN #13929000001006000**



**Applicant/Owner:**  
Keith Bauer  
KB Enterprises of Hutchinson KS LLC  
PO Box 1942  
Hutchinson KS 67501-1942

**Agent:**  
Raymond Bretton  
Alpha Land Surveys, Inc  
216 W 2<sup>nd</sup> Ave  
Hutchinson KS 67501

**STAFF RECOMMENDATION: APPROVAL-WITH CONDITIONS**

**Staff-Recommended Conditions of Approval (Exhibit A)**

**Engineer/Surveyor/Architect:**  
Mann & Company, P.A.  
1703 Landon St, Ste B  
Hutchinson KS

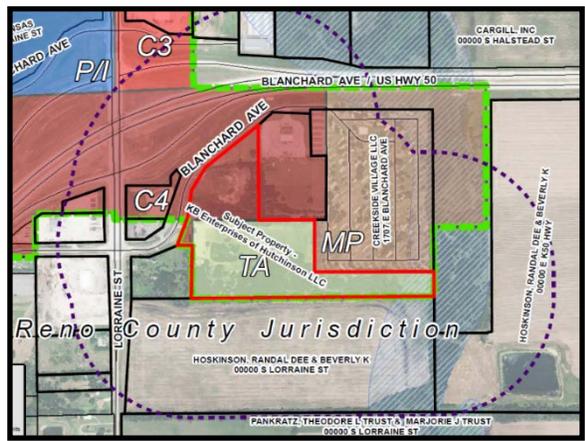
**MOTION:**  
Recommend (approval/approval with conditions/denial) of Final Plat number 16-SDF-06 for the Sun Valley subdivision to City Council pursuant to a finding that the requirements of the Subdivision Regulations are met/not met and with the staff-recommended conditions.

**Application Materials:**  
[Link to Application Materials](#)

**PROJECT SUMMARY:**  
Request for Final Plat approval for the Sun Valley subdivision, comprised of 1 lot and totaling 27.987 acres.

**Concurrent Applications:**  
16-SDF-06, Sun Valley Final Plat  
16-CUP-03 & 16-BZA-04

**LOCATION MAP:**



**Zoning:**  
C-4, Special Commercial and TA, Transitional Agricultural Rural District\*

\*Rezoning application submitted for I-2 Zoning

**Comprehensive Plan Designation:**  
Commercial

**Subdivision:**  
Unplatted

**Previous PC/BZA Actions:**  
16-ZA-08 approved 9/6/2016.

**Development Review:**  
9/13/2016 (Exhibit B)

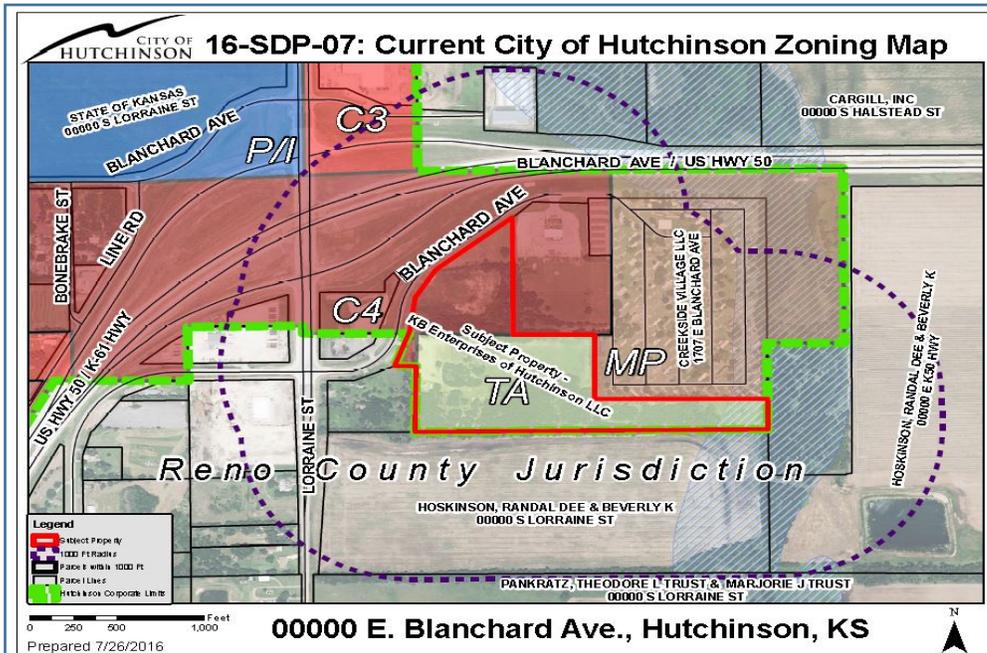
**Next Steps:**  
Final Plat, Tentative City Council Consideration: 10/18/2016  
Conditional Use Permit: 10/18/2016-PC | 11/1/2016-CC  
Variance: 10/18/2016

**SUBDIVISION DESIGN REQUIREMENTS ANALYSIS:**

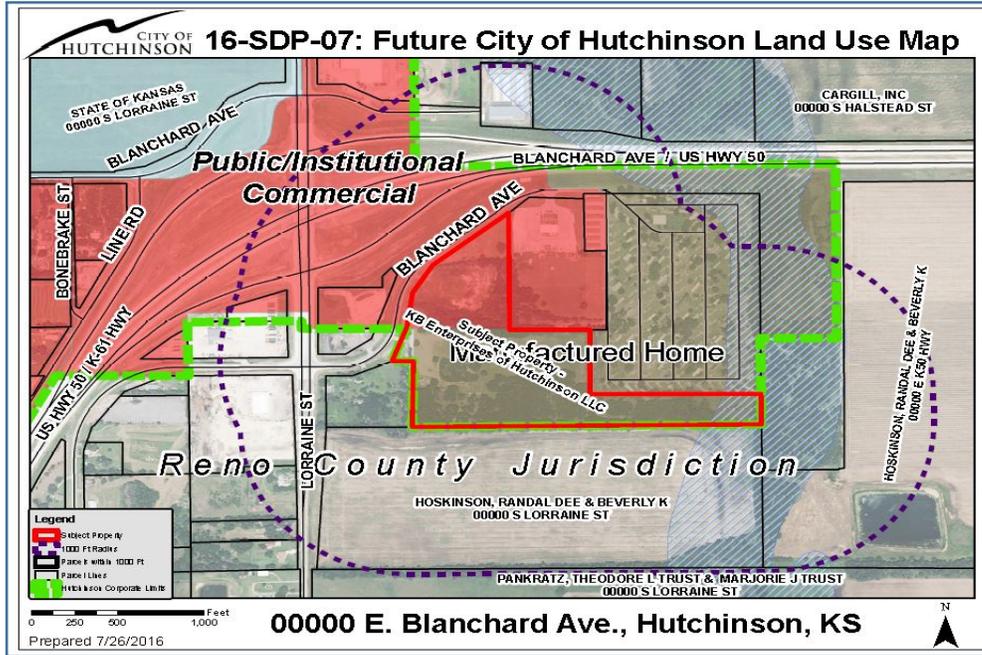
Item	Standard	Provided	Met   Not Met
<b>Reno County Platting Requirements</b>			
Scale	1"=60'; 1"=100' or 1"=200'; all phases at the same scale	1"= 20'	<input checked="" type="checkbox"/> Met
North arrow	Shown	Shown	<input checked="" type="checkbox"/> Met
Closure table	Shown	Shown	<input checked="" type="checkbox"/> Met
Lettering	Legible	Legible	<input checked="" type="checkbox"/> Met
Adjoining parcels	Shown & identified.	Shown	<input checked="" type="checkbox"/> Met
Surveyor certificate	Name, address, phone number, date, signature information and seal information is shown and certified	Shown	<input checked="" type="checkbox"/> Met
Legal description	Accurate legal description	Shown	<input checked="" type="checkbox"/> Met
Point of beginning	Shown	Shown	<input checked="" type="checkbox"/> Met
Title/subtitle	Includes "preliminary plat" / includes quarter, section, township, range, city, county & state	Shown	<input checked="" type="checkbox"/> Met
Lots	Numbered sequentially within blocks; include square footage/acreage	Shown	<input checked="" type="checkbox"/> Met
Basis of bearings	Shown	Shown	<input checked="" type="checkbox"/> Met
Vicinity map	Shown	Shown	<input checked="" type="checkbox"/> Met
Floodplain	Floodplain designation; FIRM number & effective date	Shown	<input checked="" type="checkbox"/> Met
Monuments	Found, set, references, offsets	Shown	<input checked="" type="checkbox"/> Met
Continuities & gaps	Noted (deed, record survey, physical evidence)	Shown	<input checked="" type="checkbox"/> Met
Dimensions	Subdivision boundaries, rights-of-way, easements, other	Shown	<input checked="" type="checkbox"/> Met
Legend	Shown	Shown	<input checked="" type="checkbox"/> Met
Review Surveyor certificate	Signature block for the review surveyor	Shown	<input checked="" type="checkbox"/> Met
<b>City of Hutchinson Platting Requirements</b>			
Conformance	Conforms with the Preliminary Plat	Conforms	<input checked="" type="checkbox"/> Met
Applicant & owner information	Includes name, phone # and mailing address of applicant and owner of record	Shown	<input checked="" type="checkbox"/> Met
Streets & alleys	Existing & proposed streets, alleys and right-of-ways; width & approximate grade and connections to the existing road network; meet minimum requirements of 9-609	Shown	<input checked="" type="checkbox"/> Met
Street names	Meet requirements of 9-610	Shown	<input checked="" type="checkbox"/> Met
Common & reserve areas	Identified & numbered; Note: "It shall be the joint responsibility of all owners of property located within this plat to provide for the ongoing maintenance and upkeep of all common and reserve areas." Included on plat	Not applicable	<input checked="" type="checkbox"/> Met
Restrictions & covenants	Final agreement provided and noted on plat	Not applicable	<input checked="" type="checkbox"/> Met
Utility and pedestrian corridors	Easements shown where required	Shown	<input checked="" type="checkbox"/> Met
Special flood hazard area	If within SFHA, boundaries for the 100-year & 500-year flood are shown; Base flood elevations are shown	Shown	<input checked="" type="checkbox"/> Met
Easements	Required for all utilities.	Book & Page #'s for off-site sanitary sewer easement needed	<input checked="" type="checkbox"/> Not Met
Existing trees	Tree preservation easement shown, if required	Not required	<input checked="" type="checkbox"/> Met
Owner certificate & dedication	Signed certification by owner(s) and dedicating all parcels of land and easements intended for public use	Shown	<input checked="" type="checkbox"/> Met
Planning Commission certificate	Certification that the final plat has been approved, including date of the public meeting and signatures of the PC Chairperson & Secretary	Shown	<input checked="" type="checkbox"/> Met

Item	Standard	Provided	Met   Not Met
City Council certificate	Certification by City Council that the final plat has been approved, including date of the public meeting, and signatures of the Mayor & City Clerk	Shown	☑ Met
Reno County Register of Deeds certificate		Shown	☑ Met
Reno County Clerk statement		Shown	☑ Met
Parkland, trails, bikeways & open space dedications	Location & size; required where shown on the Bicycle & Pedestrian Master Plan; meet other requirements of ordinance	Not applicable	☑ Met
Watercourse protection areas	Watercourse shown within an easement 2.5 times the average width of the watercourse	Shown	☑ Met
Section & city limit lines	Section & city limit lines located within and adjacent to the subdivision are shown	Shown	☑ Met
Public facilities	Schools and other public site locations shown	Not applicable	☑ Met
Blocks	Identified, lettered sequentially beginning with "A", do not exceed 1,300 feet; meet tier requirements of 9-606	Shown	☑ Met
Lots	Location, dimensions; numbered within each block beginning with "1"	Shown	☑ Me
Preservation of natural features & amenities	Existing features & irreplaceable assets shown, labeled & preserved wherever feasible	Shown. Trees near MHP are in an easement.	☑ Met
Driveways & access management	Each lot has access to a public roadway; location of proposed driveways shown (multi-family & non-residential)	Not applicable	☑ Met
Driveway alignment	Aligned with driveways on opposite side of street (multi-family & non-residential) or offset by 150 feet	Not applicable	☑ Met
Shared access	Encouraged for non-residential; access easement required	Not applicable	☑ Met
Private streets	Meet requirements of 9-609.F	Not applicable	☑ Met
Subdivision variances	Final plat contains a list of all subdivision variances granted by the Planning Commission, including case number, nature and date granted	None requested	☑ Met

ZONING MAP:



COMPREHENSIVE PLAN MAP:



SUBJECT PROPERTY



SUBJECT PROPERTY



**SUBJECT PROPERTY**



**EXISTING BUSINESS**



**EXHIBITS:**

- A. Staff-Recommended Conditions of Approval
- B. Development Review Committee Comments
- C. Final Plat
- D. Preliminary Plat
- E. Site Plan (preliminary)



## STAFF-RECOMMENDED CONDITIONS OF APPROVAL

### 16-SDF-06: Sun Valley, Final Plat

1. Easements.
  - a. Prior to placement of the Final Plat on the City Council Agenda, a copy of the recorded off-site private sewer easement shall be provided to the City.
  - b. The off-site public sewer easement shall be recorded and the book and page number included on the Final Plat mylar prior to recording the final plat.
2. Signed and Notarized Mylar. A signed and notarized mylar shall be provided to the City a minimum of 7 days prior to the desired City Council meeting for consideration of the Final Plat.
3. Proof of Paid Taxes and Special Assessments. A signed certification of paid taxes from the Reno County Treasurer shall be provided a minimum of 7 days prior to the desired City Council meeting for consideration of the Final Plat.
3. Check for Recording Fee. A check in the amount of \$26.00 made payable to the "Reno County Register of Deeds" shall be provided within 7 days prior to the desired City Council meeting for consideration of the Final Plat.



## SUN VALLEY FINAL PLAT REVIEW COMMENTS

The City of Hutchinson Development Review Committee met on September 13, 2016 to discuss the above-listed application (16-SDF-06) and has the following comments. A revised plat is needed and is due to the City **no later than 9/19/2016 at NOON.**

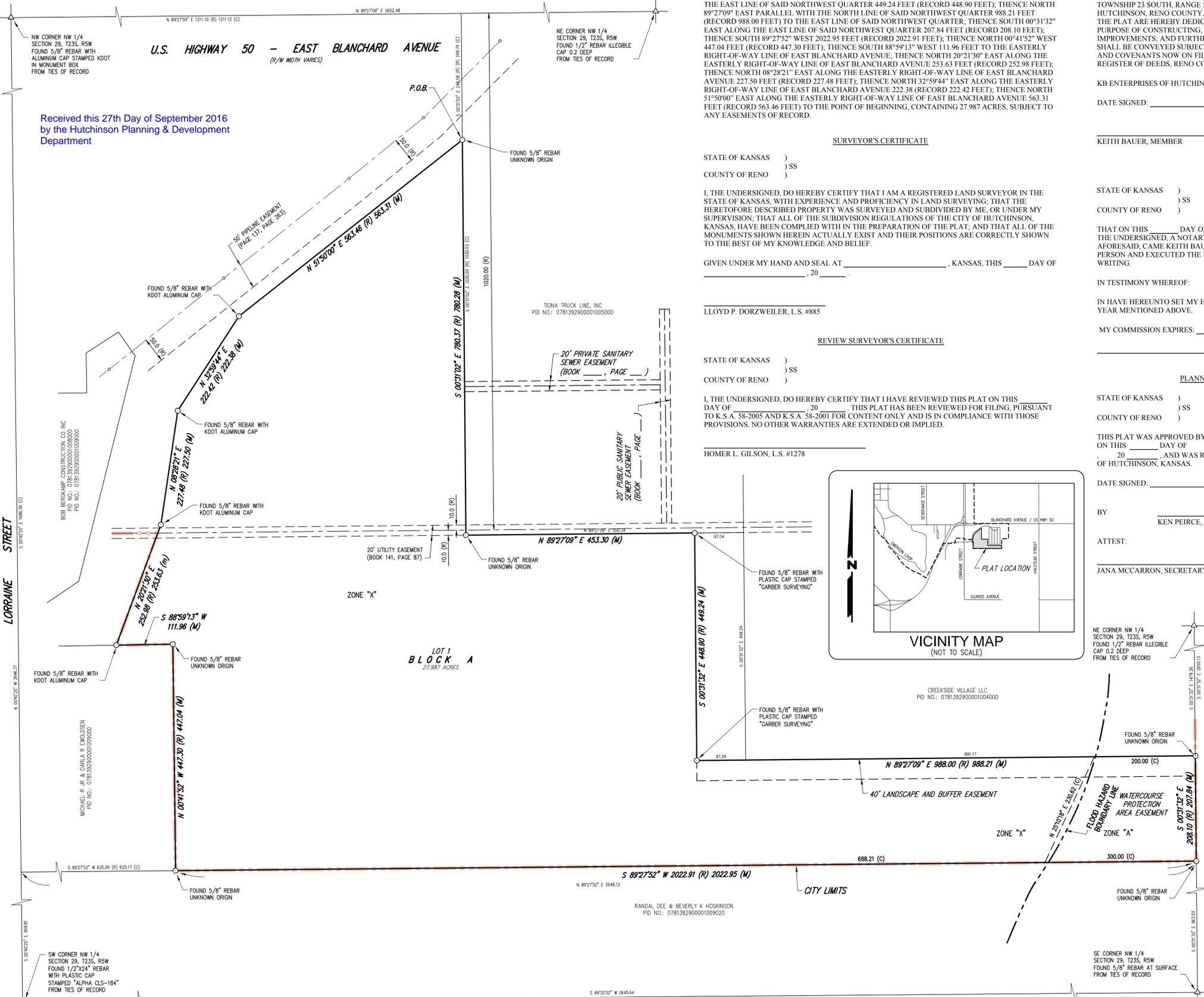
<b>1</b>	<b>All pertinent measured dimensions.</b> <i>ROW for E Blanchard Ave is not dimensioned.</i> <input type="checkbox"/> Right-of-ways are dimensioned.
<b>2.</b>	<b>Adjoining parcels.</b> <i>County requires that adjoining parcels are referenced. See Reno County Reso. No. 2014-52.</i>
<b>3.</b>	<b>Surveyor information.</b> Name, <u>address, phone number</u> , date, signature and seal of surveyor responsible for the work. <i>County requires the information listed. Please see Reno County Reso. No. 2014-52.</i>
<b>4.</b>	<b>Review surveyor.</b> Plat contains a signature block for the review surveyor. <i>Fix spacing in review surveyor block.</i>
<b>5.</b>	<b>Buildings.</b> <i>County requires the note, as specified below. See Reno County Reso. No. 2014-52.</i> <input type="checkbox"/> If no buildings, including a note: "No buildings within this platted area."
<b>6.</b>	<b>Vicinity map.</b> <i>Add E Blanchard Ave to the vicinity map.</i>
<b>7.</b>	<b>Floodplain.</b> <i>Floodplain note is inaccurate. A portion of this property is located in the SFHA, Zone AE.</i> <input type="checkbox"/> Floodplain designation.
<b>8.</b>	<b>Reno County Register of Deeds certificate.</b> <i>Fix spacing on this certificate.</i>
<b>9.</b>	<b>Existing Trees. (Sec. 9-615)</b> <i>See comments on Preliminary Plat.</i>
<b>10.</b>	<b>Special flood hazard area. (Sec. 9-618)</b> <i>Property contains SFHA, which has not been shown. Revise plat to show this area as part of a watercourse protection easement. No development shall be permitted within the easement area.</i> <input type="checkbox"/> Property located within the designated Special Flood Hazard Area contains: <input checked="" type="checkbox"/> <b>Boundaries</b> for the 100-year and 500-year floodplain. <input checked="" type="checkbox"/> <b>Base Flood Elevations.</b>
<b>11.</b>	<b>Easements.</b> <i>Add any easements, as needed, as part of the Preliminary Plat comments. Any off-site easements needed to support the subdivision will need to be included, with the recorded book and page number listed on the Final Plat.</i>
<b>12.</b>	<b>Roadway Name.</b> <i>Change name of road to E Blanchard Avenue throughout document.</i>

Other comments:

Please see the Preliminary Plat comments from Public Works and Engineering.

# SUN VALLEY

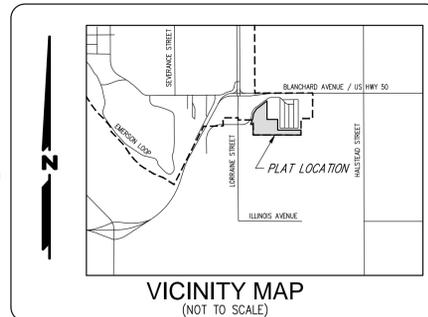
FINAL PLAT  
A PORTION OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 23 SOUTH, RANGE 5 WEST OF THE 6TH PRINCIPAL MERIDIAN IN HUTCHINSON, RENO COUNTY, KANSAS.



**DESCRIPTION**  
A PORTION OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 23 SOUTH, RANGE 5 WEST OF THE 6TH PRINCIPAL MERIDIAN, RENO COUNTY, KANSAS DESCRIBED AS FOLLOWS:  
COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER; THENCE NORTH 89°27'09" EAST (BASIS OF BEARING IS NAD83 GRID KANSAS SOUTH ZONE) ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER 1211.12 FEET (RECORD 1211.10 FEET); THENCE SOUTH 00°31'02" EAST 249.74 FEET (RECORD 249.58 FEET) TO THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF EAST BLANCHARD AVENUE FOR THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 00°31'02" EAST 780.28 FEET (RECORD 780.37 FEET); THENCE NORTH 89°27'09" EAST PARALLEL WITH THE NORTH LINE OF SAID NORTHWEST QUARTER 453.30 FEET; THENCE SOUTH 00°31'32" EAST PARALLEL WITH THE EAST LINE OF SAID NORTHWEST QUARTER 449.24 FEET (RECORD 448.90 FEET); THENCE NORTH 89°27'09" EAST PARALLEL WITH THE NORTH LINE OF SAID NORTHWEST QUARTER 988.21 FEET (RECORD 988.00 FEET) TO THE EAST LINE OF SAID NORTHWEST QUARTER; THENCE SOUTH 00°31'32" EAST ALONG THE EAST LINE OF SAID NORTHWEST QUARTER 207.84 FEET (RECORD 208.10 FEET); THENCE SOUTH 18°27'52" WEST 2022.95 FEET (RECORD 2022.91 FEET); THENCE NORTH 00°41'52" WEST 447.04 FEET (RECORD 447.30 FEET); THENCE SOUTH 88°59'13" WEST 111.96 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF EAST BLANCHARD AVENUE; THENCE NORTH 20°21'30" EAST ALONG THE EASTERLY RIGHT-OF-WAY LINE OF EAST BLANCHARD AVENUE 253.63 FEET (RECORD 252.98 FEET); THENCE NORTH 08°28'21" EAST ALONG THE EASTERLY RIGHT-OF-WAY LINE OF EAST BLANCHARD AVENUE 227.50 FEET (RECORD 227.48 FEET); THENCE NORTH 32°59'44" EAST ALONG THE EASTERLY RIGHT-OF-WAY LINE OF EAST BLANCHARD AVENUE 222.38 FEET (RECORD 222.42 FEET); THENCE NORTH 51°50'00" EAST ALONG THE EASTERLY RIGHT-OF-WAY LINE OF EAST BLANCHARD AVENUE 563.31 FEET (RECORD 563.46 FEET) TO THE POINT OF BEGINNING, CONTAINING 27.987 ACRES, SUBJECT TO ANY EASEMENTS OF RECORD.

**SURVEYOR'S CERTIFICATE**  
STATE OF KANSAS )  
                          ) SS  
COUNTY OF RENO )  
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 OF THE SUBDIVISION REGULATIONS OF THE CITY OF HUTCHINSON, KANSAS, HAVE BEEN COMPLIED WITH IN THE PREPARATION OF THE 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.  
GIVEN UNDER MY HAND AND SEAL AT \_\_\_\_\_, KANSAS, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

LLOYD P. DORZWEILER, L.S. #885  
**REVIEW SURVEYOR'S CERTIFICATE**  
STATE OF KANSAS )  
                          ) SS  
COUNTY OF RENO )  
I, THE UNDERSIGNED, DO HEREBY CERTIFY THAT I HAVE REVIEWED THIS PLAT ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_. THIS PLAT HAS BEEN REVIEWED FOR FILING, PURSUANT TO K.S.A. 58-2005 AND K.S.A. 58-2001 FOR CONTENT ONLY AND IS IN COMPLIANCE WITH THOSE PROVISIONS. NO OTHER WARRANTIES ARE EXTENDED OR IMPLIED.  
HOMER L. GILSON, L.S. #1278



**OWNER'S CERTIFICATE AND DEDICATION**  
STATE OF KANSAS )  
                          ) SS  
COUNTY OF RENO )  
THIS IS TO CERTIFY THAT THE UNDERSIGNED OWNER(S) OF THE LAND DESCRIBED IN THE LAND SURVEYOR'S CERTIFICATE HAVE CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED UNDER THE ACCOMPANYING PLAT INTO LOTS, BLOCKS UNDER THE NAME OF "SUN VALLEY, A PORTION OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 23 SOUTH, RANGE 5 WEST OF THE 6TH PRINCIPAL MERIDIAN IN HUTCHINSON, RENO COUNTY, KANSAS"; THAT ALL EASEMENTS AS DENOTED ON THE PLAT ARE HEREBY DEDICATED TO AND FOR THE USE OF THE PUBLIC FOR THE PURPOSE OF CONSTRUCTING, OPERATING, MAINTAINING AND REPAIRING PUBLIC IMPROVEMENTS; AND FURTHER THAT THE LAND CONTAINED HEREIN IS HELD AND SHALL BE CONVEYED SUBJECT TO ANY APPLICABLE RESTRICTIONS, RESERVATIONS AND COVENANTS NOW ON FILE OR HEREAFTER FILED IN THE OFFICE OF THE REGISTER OF DEEDS, RENO COUNTY, KANSAS.  
KB ENTERPRISES OF HUTCHINSON, L.L.C.  
DATE SIGNED: \_\_\_\_\_

**NOTARY CERTIFICATES**  
STATE OF KANSAS )  
                          ) SS  
COUNTY OF RENO )  
THAT ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, CAME KEITH BAUER, MEMBER, WHO IS KNOWN TO ME TO BE THE SAME PERSON AND EXECUTED THE FOREGOING PLAT AND THE WITHIN INSTRUMENT OF WRITING.  
IN TESTIMONY WHEREOF:  
I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL THE DAY AND YEAR MENTIONED ABOVE.  
MY COMMISSION EXPIRES: \_\_\_\_\_, NOTARY PUBLIC

**REGISTER OF DEEDS CERTIFICATE**  
STATE OF KANSAS )  
                          ) SS  
COUNTY OF RENO )  
RECORDED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ A.D. : \_\_\_\_ (A.M.) (P.M.)  
FEE PAID: \_\_\_\_\_, FILED IN PLAT FILE: \_\_\_\_\_, SLEEVE: \_\_\_\_\_  
BONNIE RUEBKE, REGISTER OF DEEDS  
ENTERED IN THE TRANSFER RECORD THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.  
DONNA PATTON, COUNTY CLERK

**EASEMENTS**  
EASEMENTS AS SHOWN ON THIS PLAT ARE HEREBY DEDICATED TO THE PUBLIC, AND SAID EASEMENTS MAY BE EMPLOYED IN PERPETUITY AS A COVENANT RUNNING WITH THE LAND FOR THE PURPOSE OF INSTALLING, REPAIRING, REINSTALLING, REPLACING AND MAINTAINING SEWER, WATER LINES, GAS LINES, ELECTRIC LINES AND POLES, TELEPHONE LINES AND POLES AND OTHER FORMS AND TYPES OF PUBLIC UTILITIES NOW OR HEREAFTER GENERALLY UTILIZED BY THE PUBLIC.

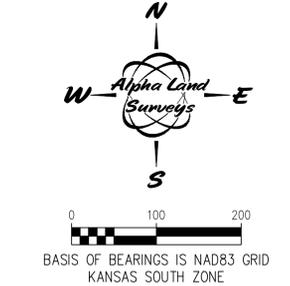
**FLOODPLAIN NOTE**  
THIS PROPERTY IS LOCATED WITHIN FLOOD ZONE "X" (OTHER FLOOD AREAS): AREAS OF 0.2% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD AND FLOOD ZONE "A": NO BASE FLOOD ELEVATIONS DETERMINED BY THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP FOR RENO COUNTY, KANSAS, COMMUNITY PANEL NUMBER 20155C0294F. EFFECTIVE DATE JANUARY 6, 2010.

**PLANNING COMMISSION CERTIFICATE**  
STATE OF KANSAS )  
                          ) SS  
COUNTY OF RENO )  
THIS PLAT WAS APPROVED BY THE CITY OF HUTCHINSON PLANNING COMMISSION ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, AND WAS RECOMMENDED FOR APPROVAL BY THE CITY COUNCIL OF HUTCHINSON, KANSAS.  
DATE SIGNED: \_\_\_\_\_  
BY: \_\_\_\_\_  
KEN PEIRCE, CHAIRMAN  
ATTEST: \_\_\_\_\_  
JANA MCCARRON, SECRETARY

**LEGEND OF SYMBOLS & ABBREVIATIONS**  
△ SECTION SUBDIVISION CORNER FOUND  
○ SURVEY MONUMENT FOUND  
□ SURVEY MONUMENT FOUND  
■ POURED CONCRETE AROUND MONUMENT  
● SET 1/2"x24" REBAR WITH PLASTIC CAP  
■ SET 1/2"x24" REBAR WITH PLASTIC CAP  
■ STAMPED "ALPHA CLS-184" IN CONCRETE  
N. NORTH  
S. SOUTH  
E. EAST  
W. WEST  
° DEGREES  
' FEET OR MINUTES  
" INCHES OR SECONDS  
SQ. SQUARE  
FT. FEET  
VOL. VOLUME  
PG. PAGE  
O.R. OFFICIAL RECORD  
C. CALCULATED  
R. RECORD  
M. MEASURED  
R/W RIGHT OF WAY  
P.O.B. POINT OF BEGINNING

**CLOSURE REPORT**

TYPE	FROM	TO	DIRECTION	DISTANCE	NORTHING	EASTING
TRAV	1	2	S 00°31'02" E	780.28	-780.2482	7.0437
TRAV	2	3	N 89°27'09" E	453.30	-775.9167	460.3239
TRAV	3	4	S 00°31'32" E	449.24	-1225.1378	464.4437
TRAV	4	5	N 89°27'09" E	988.21	-1215.6949	1452.6085
TRAV	5	6	S 00°31'32" E	207.84	-1423.5262	1454.5150
TRAV	6	7	S 89°27'52" W	2022.95	-1442.4348	-568.3467
TRAV	7	8	N 00°41'52" W	447.04	-995.4280	-573.7968
TRAV	8	9	S 88°59'13" W	111.96	-997.4075	-685.7333
TRAV	9	10	N 20°21'30" E	253.63	-759.6204	-597.4979
TRAV	10	11	N 08°28'21" E	227.50	-534.6032	-563.9792
TRAV	11	12	N 32°59'44" E	222.38	-348.0902	-442.8769
TRAV	12	1	N 51°50'00" E	563.31	0.0078	0.0067



**Alpha Land Surveys, Inc.**  
216 WEST SECOND AVENUE  
HUTCHINSON, KANSAS 67501  
PH: (620) 728-0012 FAX: (620) 728-0413

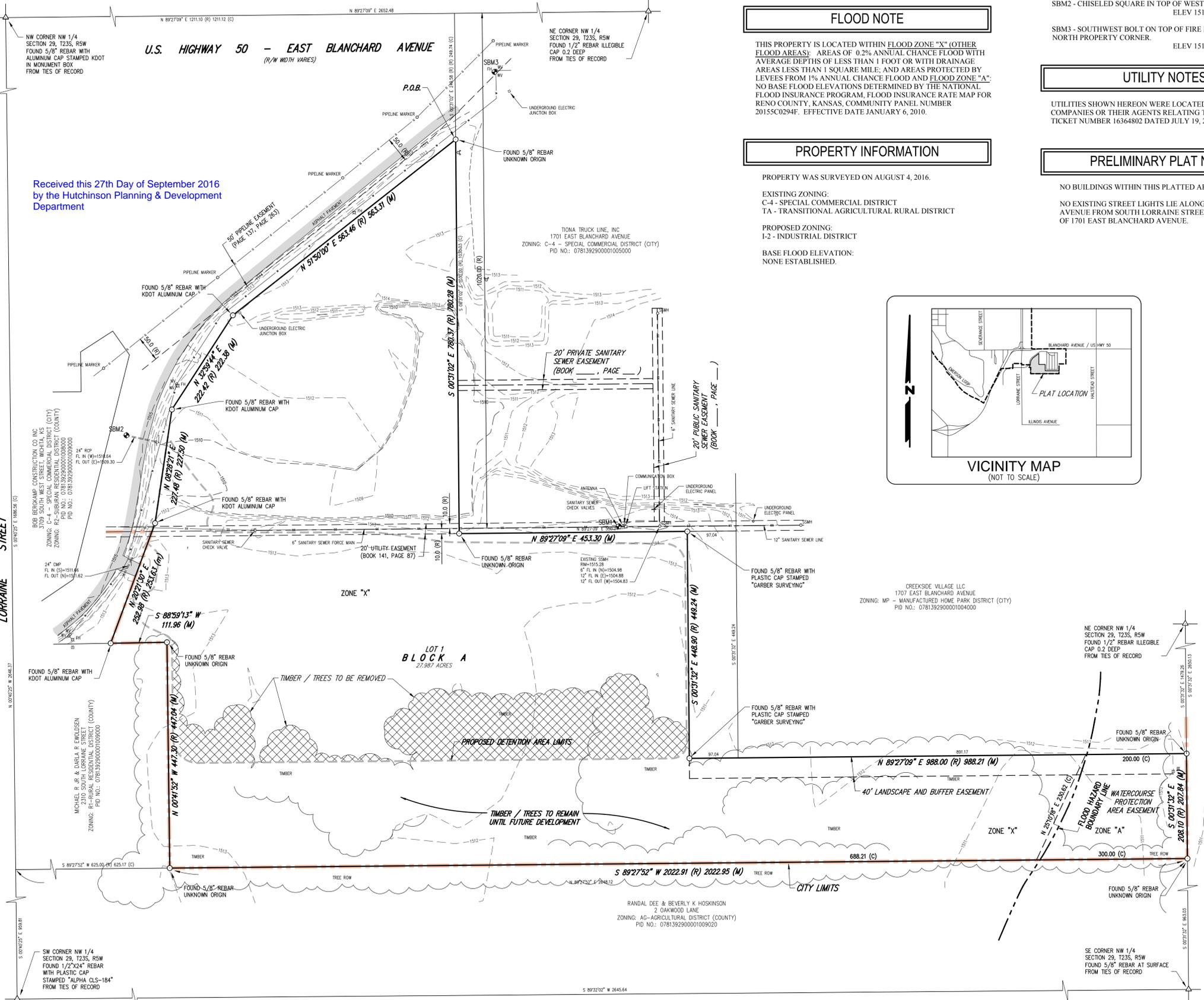
SURVEY DATE: 08/04/2016 PLOT DATE: 09/19/2016  
DRAWN BY: RDB PROJ. NO.: 160072P  
CHECKED BY: LPD SHEET 1 OF 1

Received this 27th Day of September 2016 by the Hutchinson Planning & Development Department

# SUN VALLEY

PRELIMINARY PLAT

A PORTION OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 23 SOUTH, RANGE 5 WEST OF THE 6TH PRINCIPAL MERIDIAN IN HUTCHINSON, KANSAS.



Received this 27th Day of September 2016 by the Hutchinson Planning & Development Department

### CLOSURE REPORT

ERROR CLOSURE: 0.0103  
 ERROR NORTH: -0.0078  
 PERIMETER: 6727.64

COURSE: S 40°49'03" W  
 ERROR EAST: -0.0067  
 PRECISION: 1 : 651671

### FLOOD NOTE

THIS PROPERTY IS LOCATED WITHIN FLOOD ZONE "X" (OTHER FLOOD AREAS): AREAS OF 0.2% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE, AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD AND FLOOD ZONE "A". NO BASE FLOOD ELEVATIONS DETERMINED BY THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP FOR RENO COUNTY, KANSAS, COMMUNITY PANEL NUMBER 20155C0294F. EFFECTIVE DATE JANUARY 6, 2010.

### PROPERTY INFORMATION

PROPERTY WAS SURVEYED ON AUGUST 4, 2016.

EXISTING ZONING:  
 C-4 - SPECIAL COMMERCIAL DISTRICT  
 TA - TRANSITIONAL AGRICULTURAL RURAL DISTRICT

PROPOSED ZONING:  
 I-2 - INDUSTRIAL DISTRICT

BASE FLOOD ELEVATION:  
 NONE ESTABLISHED.

### BENCHMARKS

BENCHMARK DATUM:  
 SBM1 - CHISELED SQUARE IN CONCRETE SLAB WEST OF EXISTING LIFT STATION. ELEV 1515.12 (NAVD88)

SBM2 - CHISELED SQUARE IN TOP OF WEST END OF 24" RCP. ELEV 1512.79 (NAVD88)

SBM3 - SOUTHWEST BOLT ON TOP OF FIRE HYDRANT NEAR THE NORTH PROPERTY CORNER. ELEV 1518.33 (NAVD88)

### UTILITY NOTES

UTILITIES SHOWN HEREON WERE LOCATED BY THE UTILITY COMPANIES OR THEIR AGENTS RELATING TO KANSAS ONE-CALL TICKET NUMBER 16364802 DATED JULY 19, 2016.

### PRELIMINARY PLAT NOTES

NO BUILDINGS WITHIN THIS PLATTED AREA.

NO EXISTING STREET LIGHTS LIE ALONG EAST BLANCHARD AVENUE FROM SOUTH LORRAINE STREET TO THE NORTH SIDE OF 1701 EAST BLANCHARD AVENUE.

### DESCRIPTION

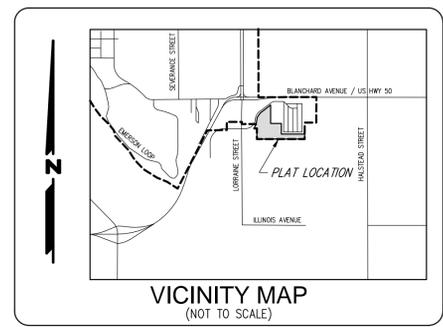
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### OWNER / SUBDIVIDER

K.B. ENTERPRISES OF HUTCHINSON, LLC  
 KEITH BAUER, OWNER  
 P.O. BOX 1942  
 HUTCHINSON, KS 67504  
 PHONE: 620-662-3792

### SURVEYOR

LLOYD P. DORZWEILER, LS 885  
 ALPHA LAND SURVEYS, INC.  
 216 WEST SECOND AVENUE  
 HUTCHINSON, KS 67501  
 PHONE: 620-728-0012

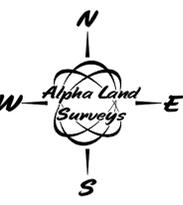


### LEGEND OF SYMBOLS & ABBREVIATIONS

△	SECTION SUBDIVISION CORNER FOUND	⊙	STORM WATER SEWER MANHOLE
●	SURVEY MONUMENT FOUND	⊙	WATER METER
⊙	SET 1/2" REBAR WITH PLASTIC CAP STAMPED "ALPHA CLS-184"	⊙	WATER VALVE
⊙	POWER POLE	⊙	FIRE HYDRANT
⊙	LIGHT POLE	⊙	MONITOR WELL
⊙	GUY ANCHOR	⊙	SPRINKLER HEAD
⊙	UNDERGROUND ELECTRIC BOX	⊙	GUARD POST
⊙	UNDERGROUND TELEPHONE PEDESTAL	⊙	SITE BENCHMARK
⊙	UNDERGROUND CABLE TELEVISION PEDESTAL	⊙	OVERHEAD ELECTRIC
⊙	TREE / SHRUB	⊙	UNDERGROUND ELECTRIC
⊙	GAS METER	⊙	1
⊙	MANHOLE	⊙	GAS LINE
⊙	SANITARY SEWER MANHOLE	⊙	UNDERGROUND TELEVISION CABLE
⊙	CLEANOUT	⊙	5
		⊙	SANITARY SEWER LINE
		⊙	WATER LINE
		⊙	FENCE

N.	NORTH	R/W	RIGHT OF WAY
S.	SOUTH	C/L	CENTERLINE
E.	EAST	RCP	REINFORCED CONCRETE PIPE
W.	WEST	CMP	CORRUGATED METAL PIPE
°	DEGREES	CMPHE	CORRUGATED METAL PIPE HORIZONTAL
'	FEET OR MINUTES	⊙	ELLIPTICAL
"	INCHES OR SECONDS	⊙	TOP OF CURB
S.F.	SQUARE FEET	⊙	FLOWLINE
VOL.	VOLUME	⊙	TOP OF PAVEMENT
PG.	PAGE	⊙	EL ELEVATION
O.R.	OFFICIAL RECORD	⊙	TOW TOP OF WALL
C.	CALCULATED	⊙	HC
R.	RECORD		
M.	MEASURED		



**Alpha Land Surveys, Inc.**  
 216 WEST SECOND AVENUE  
 HUTCHINSON, KANSAS 67501  
 PH: (620) 728-0012 FAX: (620) 728-0413

SURVEY DATE: 08/04/2016 PLOT DATE: 09/19/2016  
 DRAWN BY: RDB PROJ. NO.: 160148P  
 CHECKED BY: LPD SHEET 1 OF 1





125 E Avenue B | Hutchinson KS 67501  
620.694.2639

Cases: 16-PLN-15f, 15g, 15h,  
15i & 15j

Staff Report

Planning Commission

September 27, 2016

PC Agenda Item #: \_\_\_\_\_

Planning & Development Department

Meeting Date: October 4, 2016

**REQUEST:**  
2017-2037 Comprehensive Plan Draft Reviews (5 sections)

Staff

**Staff Representative:**  
Jana McCarron, AICP  
Planning & Development Director



Application Information

**Applicant:**  
Staff  
**Application Materials:**  
None  
**Concurrent Applications:**  
None

**STAFF RECOMMENDATION: STAFF SEEKS COMMENTS ON THE DRAFT SECTIONS**

**MOTION:**  
None required – comments only.

**PROJECT SUMMARY:**  
Request for Planning Commission review and comments on the following 2017-2037 Comprehensive Plan sections:

- a. 1.2, Demographics
- b. 1.3, Environment
- c. 2.4, Community Health
- d. 3.2, Trails, Bikeways & Pedestrian Facilities
- e. 3.3, Community Assets

Photos



**BACKGROUND:**

On July 28, 2016, the City formally kicked off development of the 2017-2037 Comprehensive Plan. To support Plan preparation, numerous public meetings have been held.

In addition, a Community Survey was distributed broadly throughout the community. To date, more than 1000 survey responses have been received.



Notice & Review

**Steering Committee Review:**  
September 20, 2016  
**Stakeholder Review:**  
September 21-27, 2016  
**Next Steps:**  
Full Draft Review: 11/15/16

**STEERING COMMITTEE COMMENTS:**

The Comprehensive Plan preparation process is overseen by a Steering Committee comprised of two Planning Commissioners (Bisbee & Hornbeck), two City Councilmembers (Piros de Carvalho & Soldner) and the City Manager (Deardoff). On September 20, 2016, the Steering Committee reviewed the attached drafts (**Exhibits 1-5**) and provided feedback. Steering committee comments have been included in the pdf file as comment bubbles. No changes have been made to the text.

**STAKEHOLDER COMMENTS:**

Following the Steering Committee review, draft sections were sent to various stakeholders with a request that comments be submitted by September 27, 2016. Comments received as of the writing of this report have been included in the pdf file as comment bubbles. Additional remarks will be reported to the Planning Commission at the meeting.

**OTHER COMMENTS:**

Maps associated with each of the Plan sections will be brought to the meeting for review and discussion.

**NEXT STEPS:**

Following the Planning Commission review and comment, staff will work on preparing revised drafts. The following milestones are pertinent for the Commission:

- 10/18/2016 (Review: Infrastructure, Economy, Trees & Open Space, Education)
- 11/1/2016 (Review: Land Use & Strategic Plan)
- 11/15/2016 (Review full 1<sup>st</sup> Draft)
- 12/12/2016 (Public Unveiling)
- 3/7/2016 (Review/Adopt Final Draft)

**EXHIBITS:**

1. 1.2, Demographics
2. 1.3, Environment
3. 2.4, Community Health
4. 2.2, Parks, Trails & Pedestrian Facilities
5. 2.3, Community Assets

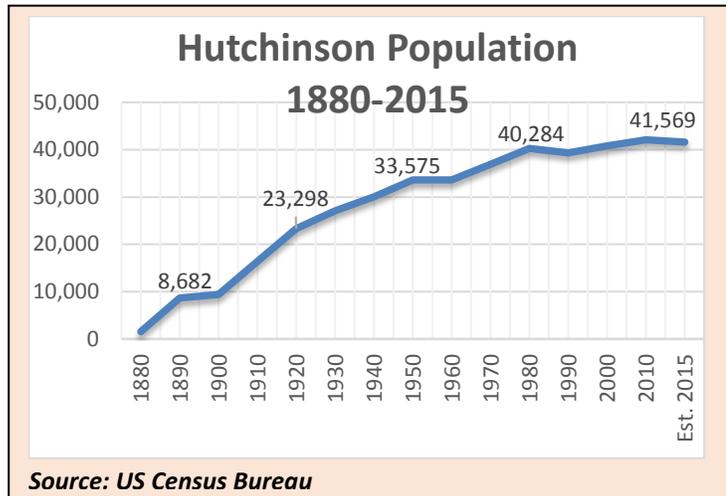
## 1.2 Framework: Demographics

**Vision: Hutchinson is a self-sustaining and moderately growing first-class city that is home to people of all ages, backgrounds and abilities.**

This section provides general characteristics about the Hutchinson population, including information about the number of people who live in Hutchinson, the number of males and females, the sizes of different age groups, the sizes of minority groups, population trends and household income trends. It also makes projections about the future in terms of population growth.

### Background

Most of the counties in western Kansas are agricultural and rural in nature and have experienced slower growth rates and declining populations over the last several decades. Growth rates in Hutchinson have been similar to those of Reno County, where population growth has slowed. The City has retained a steady population over the past 35 years with no substantial growth. However, recent estimates by the Census Bureau indicate that Hutchinson’s population has declined by 1.21 percent, or 511 persons, from 2010 to 2015.

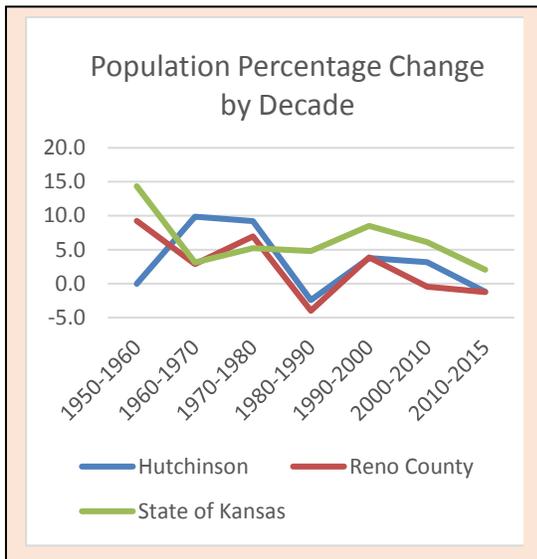


### Face of the City (Population Trends)

Hutchinson had an estimated population of 41,569 people in 2015, which is less than the 2010 estimate of 42,080 people. Hutchinson comprises about 65 percent of the population of Reno County.



**Downtown Hutchinson Promotion Committee. Staff Photo. 2016**



Hutchinson grew in population each decade from 1880 until 1980. After 1980, Hutchinson’s growth began to slow down, and while it experienced a slight increase in growth from 1990 to 2000, total growth from 1980 through 2015 was much slower than in earlier years. Since 1980, the population of the State of Kansas has grown by 23 percent, or by almost 548,000 people, and Hutchinson has not shared in the population growth that has occurred in some other areas in Kansas. According to

population estimates, Hutchinson likely lost population between 2010 and 2015. (Source: American Community Survey) See Figure XXX.

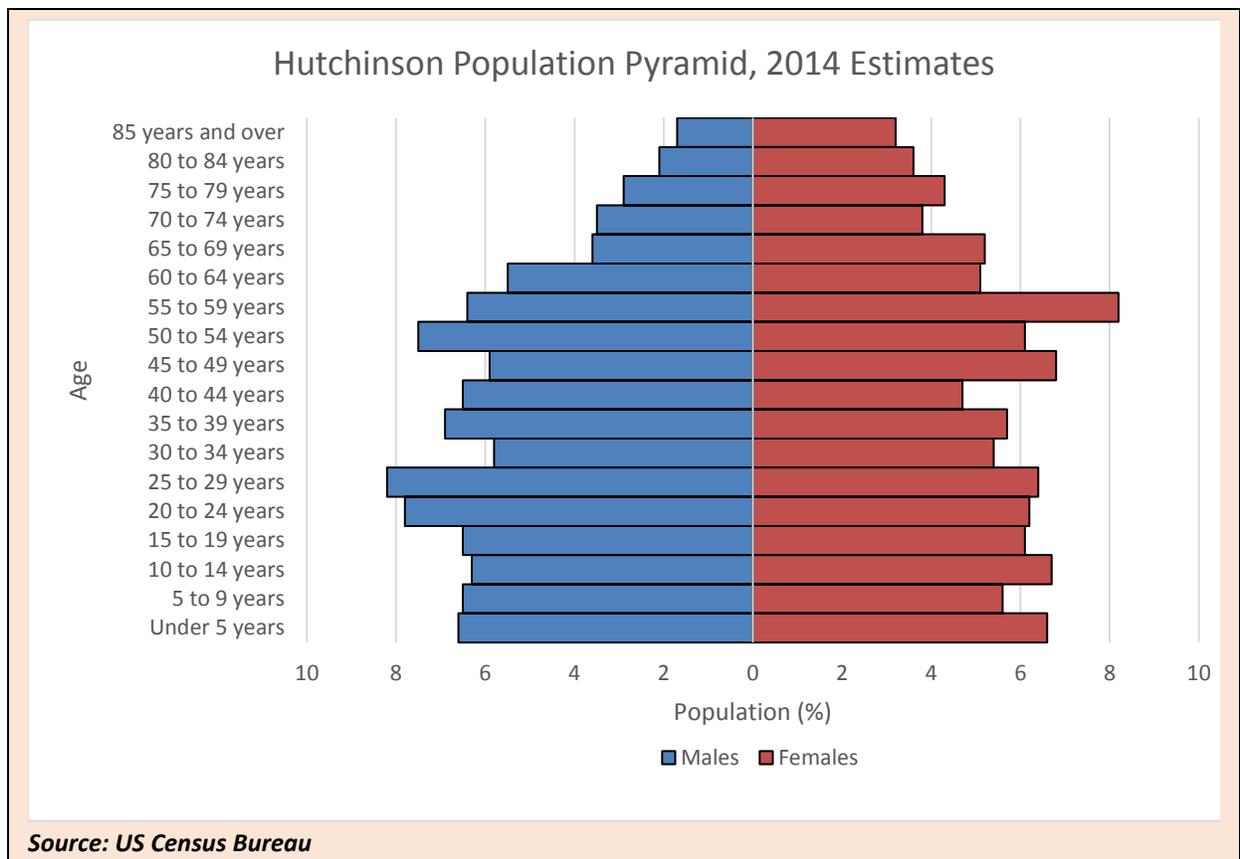
**Population rankings in Kansas.** Between 1990 and 2010, Hutchinson dropped from the eighth largest city in Kansas to the eleventh largest city in Kansas and was surpassed by Shawnee, Manhattan and Lenexa. See Figure XXX. Hutchinson is still the largest city west of Wichita to the Colorado border but may have lost some of its prominence in the state due to slow growth.

**Population age distribution.** Based on the 2010 Census and the 2014 American

Community Survey estimates, Hutchinson has a relatively normal age distribution for a modern society. While it is frequently said that Hutchinson is a retirement community, that the young people leave and the community is only full of older people, the population profile does not bear that out. The percentage of population over age 65 has remained the same since 2000. The old age dependency ratio (ratio of persons over age 65 to persons between ages 18 and 65) also remained about the same from 2000 to 2014. See Figure XXX Population Pyramid. See Figure XXX Age Statistics.

<i>Hutchinson Age Statistics</i>			
	2000	2010	2014
<b>Population under age 18</b>	23.2%	23.1%	22.8%
<b>Population aged 18 to 64</b>	60.0%	60.3%	60.3%
<b>Population aged 65 and over</b>	16.9%	16.6%	16.9%
<b>Population aged 80 and over</b>	5.34%	5.75%	5.3%
<b>Total Age Dependency Ratio</b>	66.78	65.87	66.10
<b>Old Age Dependency Ratio</b>	28.12	27.58	28.10
<b>Child Dependency Ratio</b>	38.66	38.28	38.00
<b>Median Age</b>	37.1	37.8	38.4

*Source: US Census Bureau*



That said, Hutchinson’s population is slightly older than the State average. In 2014, the median age in Hutchinson was 38.4 compared to 36.0 for the State, and its population aged 65 and older was 16.6 percent compared to 13.7 percent for the State. See Figure XXX. Perhaps surprisingly, census estimates indicate that Newton and McPherson have higher median ages than Hutchinson.

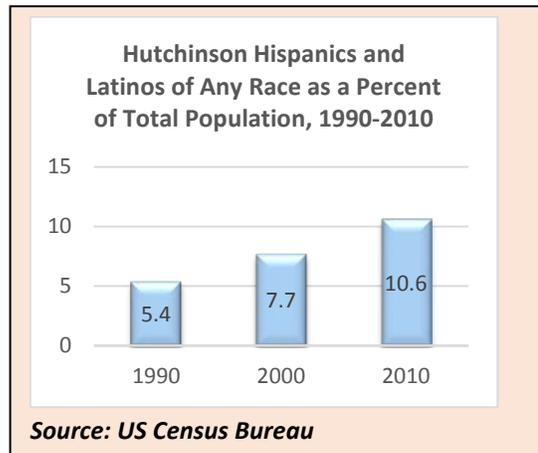
**Population sex ratio.** Hutchinson has a higher percentage of males than females, although these numbers are fairly close. According to 2014 estimates, 50.2 percent of the population were male and 49.8 percent were female. Typically, the female population is greater than the male population, and Hutchinson’s prison population may be an explanation for the closeness of this statistic.

<i>Hutchinson Racial Composition, 2010</i>		
<b>Total population</b>	<b>42,080</b>	<b>100%</b>
<b>White</b>	36,968	87.9%
<b>Black or African American</b>	1,821	4.3%
<b>American Indian and Alaska Native</b>	276	0.7%
<b>Asian</b>	237	0.6%
<b>Native Hawaiian and Other Pacific Islander</b>	8	.0009%
<b>Some Other Race</b>	1,425	3.4%
<b>Two or More Races</b>	1,345	3.2%

*Source: US Census Bureau*



**Race and ethnicity.** Hutchinson continues to be a relatively homogeneous community with relatively few minorities. Persons who are White alone comprised approximately 87.9 percent of the total population in 2010. See Figure XXX. African Americans comprised 4.3 percent of the population. Persons having two or more races comprised 3.2 percent of the population. One area of note is the increase in the Hispanic and Latino population, which increased from 5.4 percent in 1990 to 10.6 percent in 2010 and has become Hutchinson’s largest minority ethnic group. See Figure XXX.



**Labor force.**

Demographics on Hutchinson’s labor force and employment and an associated discussion can be found in Section 1.5. Economy.

Projected Population

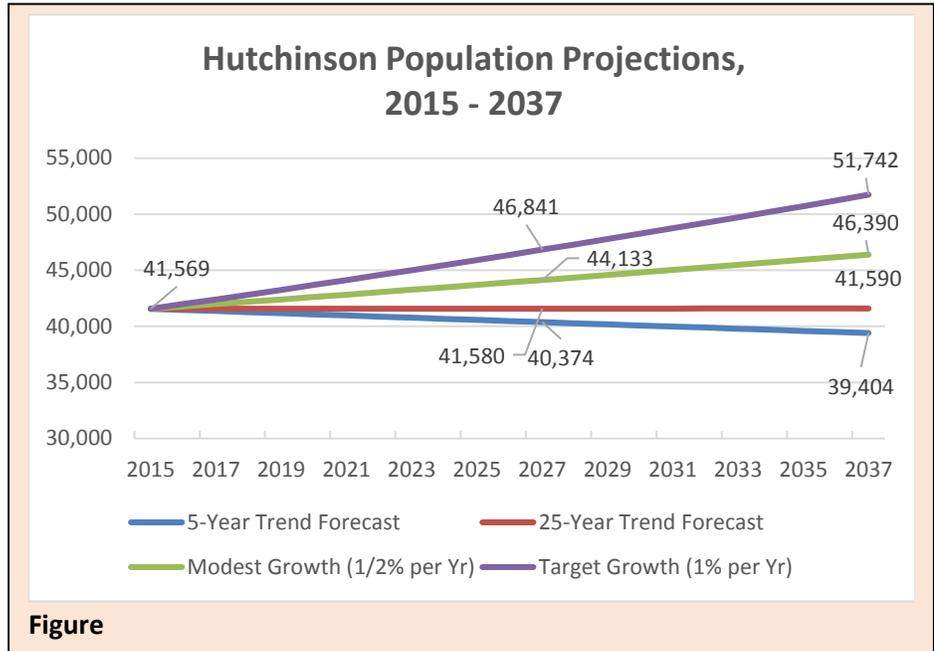
<b>Live Births and Deaths in Reno County</b>				
	<b>2011</b>	<b>2012</b>	<b>2013</b>	<b>2014</b>
<b>Live Births</b>	759	742	743	737
<b>Deaths</b>	731	763	772	762
<b>Natural Increase</b>	28	-21	-29	-25

*Source: Kansas Dept. of Health and Environment*

During the 20-year period from 1990 to 2010, Hutchinson’s population grew by an average of 138 persons per year. During the 5-year period from 2010 to 2015, estimates indicate that the

population declined by 102 persons per year. In Reno County since 2012, the number of deaths has exceeded the number of live births. See Figure XXX.

Figure XXXX compares population projections for Hutchinson through 2037 using a linear model. Projections based on historical 5-year and 25-year trends result in flat to negative population growth by 2037. A modest annual growth rate of 0.5 percent results in a 2037 population of 46,390, and a target growth rate of 1 percent results in a 3037 population of 51,742.

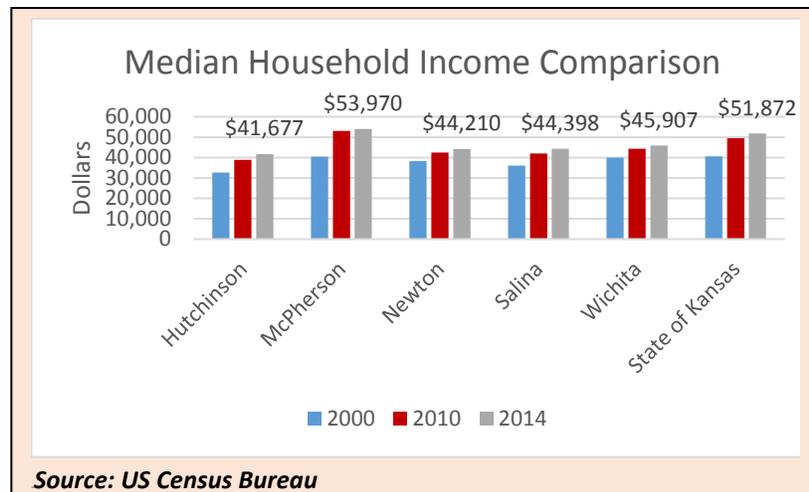


Figure

Income Trends

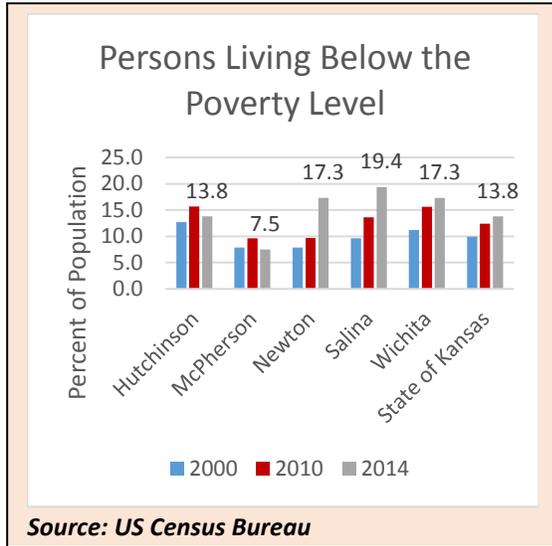
Census estimates from 2000 through 2014 show that household incomes in Hutchinson have been and continue to be lower than comparison cities and the State. Hutchinson’s median household income in 2014 was \$41,677 compared to \$51,872 for the State.

Lower household incomes can be associated with higher poverty rates, but this does not appear to be the case for Hutchinson. In 2014, Hutchinson and the State of Kansas had



the same estimated poverty rate, 13.8 percent. Hutchinson’s poverty rate decreased from 15.7 percent to 13.8 percent from 2010 to 2014. Among our comparison cities, Newton, Salina, and Wichita have higher poverty rates than Hutchinson while McPherson is lower.

Goals, Issues, Strategies & Performance Measures



Goal	Performance Measure
G.1.2.a. Hutchinson maintains a moderate but steady population growth rate.	Population increases by an annual average rate of 1 percent per year.

Issues

Hutchinson’s population trends are reflective of a city that is poised at a crossroads. One path will lead the City into economic growth along with population growth. The other path leads to continued decline. The population of a community is intrinsically linked to its economy. Hutchinson will not have population growth unless positive changes happen in the economy. Cities do not simply exist; they must have an economic base to support them. The City’s economic position is discussed in detail in Section 1.5 of this Plan, the Economy section. The goals established in this Demographics section are linked to those in Section 1.5.

Strategies

**S.1.2.a.1. Reduce barriers to economic development, including building and zoning code barriers.** (This strategy is also listed in Section 1.1 of this Plan as a way to improve development opportunities for Downtown Hutchinson.)

Goal	Performance Measure
G.1.2.b. Hutchinson becomes a more diverse community that represents people of various backgrounds and is welcoming to Hispanic and Latino families as a place to live and work.	Ethnic and racial minority populations increase.

Issues

Because of its history, Hutchinson has not been home to a wide range of ethnic groups. People of diverse backgrounds move to a community for the same reasons that others do: 1) economic opportunity; 2) affordable, safe housing; 3) educational opportunities; and 4) a sense of belonging and connectedness.

*Strategies*

**S.1.2.b.1. Provide Spanish language brochures for the City’s major programs.**

**S.1.2.b.2. Offer bilingual pay for City employees qualified to serve as interpreters and translators.**

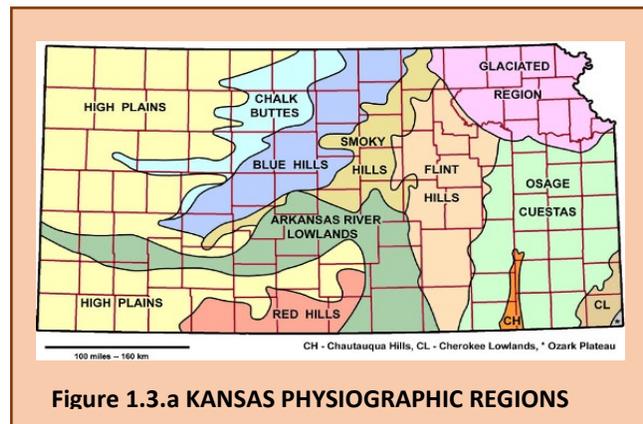
1.3 Environment

**Vision: Hutchinson values the environment and its natural resources and protects its citizens from adverse impacts of natural and manmade hazards.**

Hutchinson has a rich heritage enhanced by its location on the Arkansas River and its sunny climate. This section includes a discussion of the City’s natural setting, climate, floodplain and hazards and offers strategies for protecting and enhancing Hutchinson’s natural assets.

**NATURAL SETTING**

Hutchinson is located in the Great Plains geographic region on the banks of the Arkansas River in a physiographic area known as the Arkansas River Lowlands. See Figure 1.3.a. The elevation of Hutchinson is 1,535 feet above sea level. Arkansas River tributaries that flow through the City of Hutchinson include Cow Creek, Plum Creek and Kisiwa Creek. Land near these waterways has significant tree cover. While most of the plains around Hutchinson were historically tallgrass prairie, today Hutchinson is surrounded by agriculture and fields of crops, including wheat, corn, soybeans and sorghum. A major belt of sand dunes can be found to the North of Hutchinson at the upper end of the Arkansas River Valley. Hutchinson is located above the Equus Beds aquifer, which is part of the High Plains aquifer system, a natural underground water source covering several states.



**Figure 1.3.a KANSAS PHYSIOGRAPHIC REGIONS**

Historically, bison, deer and antelope roamed the plains in the Hutchinson region. Bison and antelope are no longer found naturally in the state, but white-tailed deer continue to cohabitate with farmers and urban dwellers. Hutchinson is located on the Central Flyway and migrating ducks, geese, cranes and other birds can often be observed flying overhead, as well as on area ponds.

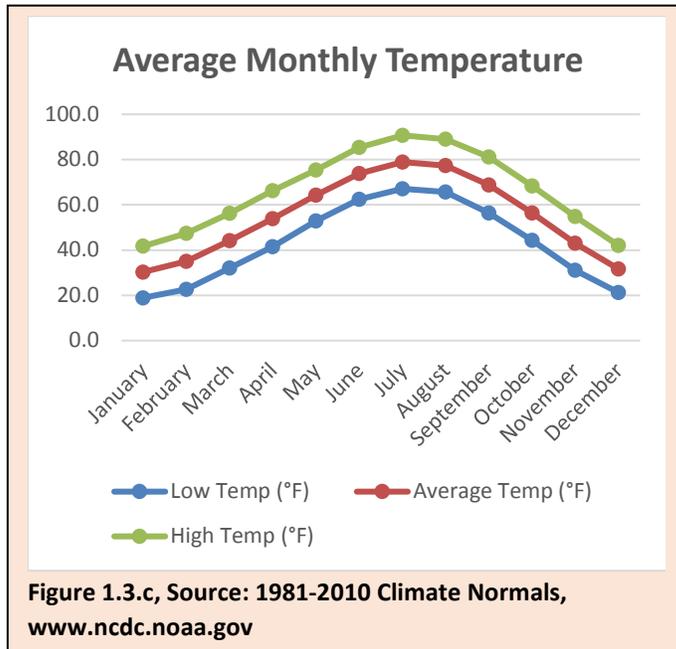
The natural environment and wildlife can be enjoyed at nearby state and national parks, including Sand Hills State Park, Cheney State Park and Quivira National Wildlife Refuge.

**CLIMATE**

Hutchinson is located in the Humid Continental climate zone, which is characterized by hot, humid summers and cold, relatively dry winters. Average high temperatures range from 92.1° F in July to 42.6° F in January. Average low temperatures range from 68.3° F in July to 20.0° F in January. See Figure 1.3.b and 1.3.c.

AVG DAILY TEMP	HIGH	LOW
Annual	68.0° F	43.9° F
January	42.6° F	20.0° F
July	92.1° F	68.3° F

**Figure 1.3.b, Source: 1981-2010 Climate Normals, www.ncdc.noaa.gov**

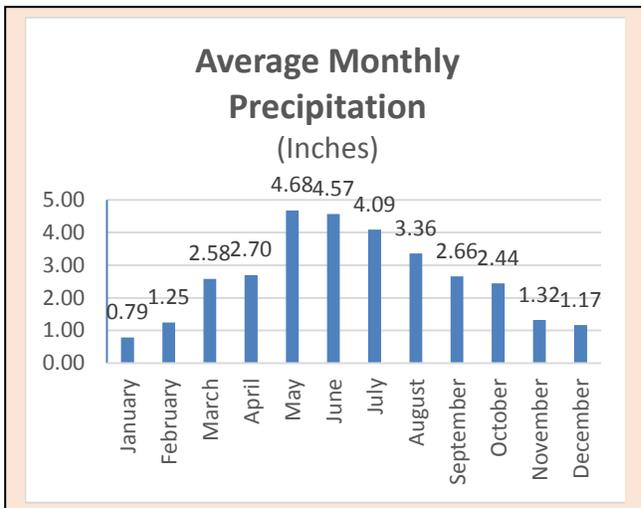


The average annual date of first freeze occurs between October 13<sup>th</sup> and 19<sup>th</sup> and the average annual date of last freeze occurs between April 15<sup>th</sup> and 20<sup>th</sup> (Source: *Climate and Weather Atlas of Kansas*, by Douglas G. Goodin et al., 1995, reprinted 2004).

Average annual rainfall is 30.34 inches, and average annual snowfall is 12.2 inches. May is the rainiest month with an average of 4.68 inches of precipitation, and January is the driest month with an average of 0.79 inches of precipitation. Hutchinson has an average windspeed of 11.6 mph. See Figures 1.3.d & 1.3.e. The prevailing winds are from the South, and strong north winds associated with cold

fronts occur from late fall through early spring.

Likely due to its strong prevailing winds, Hutchinson has good air quality. The region around Hutchinson is in attainment status with the National Ambient Air Quality Standards (NAAQS) pertaining to the following pollutants: ozone, carbon monoxide, particulate matter, lead, sulfur dioxide, and nitrogen dioxide. (Source: www.kdheks.gov)



ANNUAL AVERAGES	
Rainfall	30.34 inches
Snowfall	12.2 inches
Windspeed	11.6 mph
Prevailing Wind Direction	South

**Figure 1.3.e, Source: www.ncdc.noaa.gov**

**FLOODPLAIN**

Much of Hutchinson is located in the historical floodplain of the Arkansas River and Cow Creek. Hutchinson is also impacted by the floodplains of Plum Creek and Kisiwa Creek. During extreme rainfall events, these rivers and creeks sometimes overflow and can cause damage to life and property. From the 1870’s through 1950, Hutchinson experienced several significant floods due to overflow of Cow Creek and the Arkansas River. Historical photographs show that Hutchinson has been inundated by flood waters on multiple occasions.

In the past, recurring floods have threatened the growth and prosperity of Hutchinson. In 1903, a destructive flood prompted city officials to construct the Harsha Canal on the city’s west side to divert flood waters, but the city continued to be flooded. In 1929, heavy rains caused Cow Creek to flood and expand up to three miles wide in places, and buildings throughout Hutchinson were severely damaged. After the flood of 1941, the city widened the Harsha Canal by 150 feet, but additional floods occurred in 1942 and 1951. (Baker and Smith, 2004)



From 1952 to 1954, the US Army Corps of Engineers (USACE) constructed 28 miles of levees and 30 miles of ditches to protect the City of Hutchinson from recurring floods. The levee system is inspected annually by USACE. The City has recently undertaken improvements and maintenance to the levee system to have the system recertified by the Federal Emergency Management Agency (FEMA). Today the City of Hutchinson mows and maintains all 28 miles of the levee system. The City also maintains 50 miles of storm drainage ditches in the community.

Since the City of Hutchinson participates in the National Flood Insurance Program (NFIP), Hutchinson property owners are eligible to purchase flood insurance. As an NFIP participant, the City of Hutchinson has agreed to adopt and enforce ordinances that meet or exceed FEMA requirements to reduce the risk of flooding. The City requires all new and substantially improved structures in mapped, one percent annual chance floodplains to have their lowest floor elevated a minimum of one foot above the base flood elevation (BFE) level.

Flood Insurance Rate Maps (FIRMs) for all areas in the City of Hutchinson were last revised on January 6, 2010. FEMA has financed a detailed flood study of the Arkansas River and Cow Creek floodplains, which may prompt revisions to Hutchinson’s FIRMs in the near future. The FIRMs are subject to updates as better data about local flooding hazards becomes available. Map M.1.3.a. depicts the locations of the one percent annual chance (or 100-year) floodplain in the City as shown on the latest FIRM.

*Goals, Issues, Strategies & Performance Measures*

Goal	Performance Measure
G.1.3.a. Hutchinson residents and businesses are protected from the negative impacts of flood events.	Fewer than 10 areas are flooded citywide by non-100-year flood events.

*Issues*

Because of Hutchinson’s levee system, much of the community is deemed to be outside of the Special Flood Hazard Area by FEMA. However, the City’s storm water system can become overwhelmed during flash floods and significant rainstorms, and localized flooding in streets and neighborhoods has been a problem. The community survey identified storm water and flood control improvements as one of the top four spending priorities for community.

In 2016, the City implemented a revised storm water runoff fee, which requires all property owners in the City of Hutchinson to pay based on the amount of impervious area on each property. Revenue generated by this fee will be used to update the City’s Storm Water Management Master Plan, to repair and replace aging storm water infrastructure and to add more capacity to the system. Over time, these improvements should alleviate localized flooding.

*Strategies*

**S.1.3.a.1. Develop and implement Storm Water Management Master Plan.**

**S.1.3.a.2. Continue to collect funding to finance storm water system improvements.**

Goal	Performance Measure
G.1.3.b. The City’s floodprone areas are community assets that are protected from the adverse impacts of development.	1. Floodplain easements are dedicated on new subdivisions in floodprone areas. 2. New park and recreational facilities, including athletic fields and trails, are established in floodprone areas.

*Issues*

In general there is a lack of understanding of the risks created when development occurs in the floodplain as well as the community benefits that natural floodplains can provide. Public officials and the development community need to give more attention to understanding the impacts of altering the floodplain when new development and fill are brought into flood prone areas. Developers have proposed and the City has permitted subdivisions and development in areas where there are known flooding hazards. Often times, bringing in fill to raise an area out of the floodplain has adverse impacts on neighboring properties and causes flooding upstream.

In addition, many of the City’s existing storm drainage facilities are single-purpose and require many hours of maintenance but provide only a singular benefit. Some communities have combined drainage facilities with recreation to serve a dual purpose.

*Strategies*

**S.1.3.b.1. Require floodprone areas to be dedicated as easements as part of new development.**

**S.1.3.b.2. Conduct a study to determine the feasibility of conversion of existing storm water system components (i.e., drainage canals, storm drain basins) into dual use facilities to enhance the City’s recreation network.**

**HAZARDS**

*Goals, Issues, Strategies & Performance Measures*

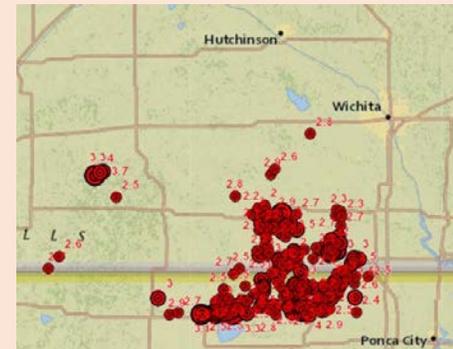
Goal	Performance Measure
G.1.3.c. Hutchinson residents are adequately prepared for natural hazards and are adequately protected from the negative impacts of hazard events.	1. Loss of life and property due to natural hazards decreases. 2. The percentage of properties with fire and flood insurance increases.

Hutchinson's location in the central plains makes it susceptible to a variety of hazards, which are primarily related to extreme weather conditions. In the past, Hutchinson has experienced tornados, ice storms, heat waves and droughts.

### Issues

Earthquakes, likely caused by fracking, have become a frequent phenomenon in the region. Since 2012, South Central Kansas and Northern Oklahoma have experienced an unusually high number of earthquakes suspected to be caused by hydraulic fracturing, or fracking, and the injection of industrial waste water into deep disposal wells. In 2015, there were 92 earthquakes measuring 3 or higher on the Richter Scale which impacted Kansas (Source: Kansas Earthquake Database, Kansas Geological Survey, 2016). One recent earthquake centered north of Pawnee, Oklahoma, measured 5.8 on the Richter Scale and could be felt from Texas to Nebraska. While no fracking activities are taking place near Hutchinson, the City may not have adequate regulatory protections in place to control the negative impacts of proposed fracking activities as evidenced by this recent earthquake.

**Earthquakes in Kansas and Northern Oklahoma in 2015**



**Figure 1.3.g, Source: Kansas Geological Survey)**

Prairie fires, grass fires and brush fires are the most common type of fire threat in this region. In 2015, the Hutchinson Fire Department responded to 105 fires involving grass, trees, brush, and crops—far more than any other category of fires. Fires are often caused naturally by lightning in so-called dry

**Grass Fire**



**Figure 1.3.i, Source: Public Domain**

thunderstorms. The wind can cause fires to grow out of control in a short period of time and threaten life and property. Brush, downed tree limbs, and dead vegetation provide fuel for fires and can also obstruct the Fire Department's access to a burning building or field. The public can take measures to help prevent severe damage from prairie fires by clearing dead vegetation and brush from their properties and from areas around buildings. Vehicles, RVs and trailers can also be parked a safe distance from buildings as an added protection. Property owners can also maintain their access drives free of overhanging tree limbs to allow access by emergency response vehicles.

### Tornados

Many homes, businesses and public buildings lack adequate tornado shelters, and Hutchinson residents need to be better informed about what to do and where to go in case of a tornado. Public storm shelters are not provided in all public buildings, and many homes and businesses do not have storm shelters. Manufactured homes are the most susceptible to tornado damage and not all of Hutchinson's manufactured home parks have safe and usable storm shelters. **Storm shelters are not required to be provided with new developments.** 

Tornado near Hutchinson - July 13, 2015



Figure 1.3.h, Planning Dept., 2015

Snow and ice are a major hazard to motorists and pedestrians during the winter. The City uses salt and sand on arterial streets prior to and following major snow and ice events. Local streets, including residential streets, are not plowed or salted as a cost saving measure. Local streets around schools are also not plowed. Following snowstorms, snow is ~~intentionally plowed into piles into~~ the center of major streets ~~and throughout Downtown~~, which creates a ~~serious~~ traffic hazard and looks unsightly. This practice is uncommon in other communities. Ice storms can cause extensive tree damage. Downed tree limbs can damage electric lines, buildings and vehicles, and can block streets and driveways. Clean up following a storm is a huge task. The City has assisted with tree limb clean up efforts following some, but not all, ice storms, and this has resulted in some confusion by the public.

Hutchinson Ice Storm, December 11, 2007



Figure 1.3.i, Greg Holmes – Copyrighted – Need to Obtain His Permission

Droughts tend to occur in cycles on the Great Plains. Droughts can lead to reduced aquifer levels and soil erosion. One way for any property to lower water usage is by installing landscaping that requires less water. By using drought-tolerant, low-water use plants that are natural to the area (or xeriscaping), water can be conserved and properties can still have attractive landscaping during dry times.

Heat waves sometimes occur during the hot summer months when Hutchinson can experience several consecutive days of temperatures exceeding 100 degrees. During heat waves, the elderly are most at risk of suffering health problems due to the heat, so it is essential that residents have a way to keep cool. Most homes in Hutchinson have air conditioning, and the Salvation Army offers box fans free of charge to residents in need.

### *Strategies*

- S.1.3.c.1. Conduct a fire hazard education program to inform residents and businesses about prairie fire risks and prevention measures.**
- S.1.3.c.2. Update city codes to require new developments to provide storm shelters.**

- S.1.3.c.3. Look into developing a public storm shelter system. Public storm shelter maps could be made available at public locations, as well as on the Internet.
- S.1.3.c.4. Revise City Regulations to ensure that drilling of oil wells and fracking are not allowed within the city limits.
- S.1.3.c.5. Study recommended practices for ensuring earthquake safety for public buildings, facilities and utilities. 
- S.1.3.c.6. Encourage xeriscaping and drought tolerant, low water use plantings in public and private landscaping projects to conserve water and mitigate the impact of droughts.
- ~~S.1.3.c.7. Develop a new policy to provide safer and more comprehensive snow and ice removal from city streets and streets surrounding schools.~~
- S.1.3.c.8. Establish a written policy for clarification and consistency which outlines the City responsibilities following an ice storm. 
- S.1.3.c.9. Establish a City-wide water conservation policy including mandatory water use restrictions during summer months and during droughts.



## 2.4 Livability: Community Health

**Vision: Hutchinson is the healthiest community in Kansas, a mecca for active, thriving people.**

### *Background*

For the purpose of this Plan, Community Health analyzes the role of the City with respect to policies and practices that impact the health of residents. While health is typically not a function of local government, the City has been a partner with organizations and initiatives that focus on creating a healthier Hutchinson. Building upon those partnerships, the City has the opportunity to do its part when it comes to promoting healthy lifestyles in Hutchinson.

### Reno County Health Report Card

F.2.4.a. shows the different indicators of community health as gathered by the Kansas Department of Health and Environment. The table shows the latest recorded data per section, the Kansas average, the United States average, prior values for Reno County and the Kansas Initiative: Healthy People 2020 benchmarks. While the table shows many different facts and statistics, for the purpose of this plan, a narrow focus of a few specific indicators will be discussed.



Hutchinson Regional Medical Center (Planning Dept, 2016)

### *Healthcare Access*

According to the Community Survey a majority of Hutchinson residents feel they have adequate access to medical care: medical care (70%), dental care (56%) and vision care (57%). In Reno County, there are 1,984 residents per primary care physician (KDHE, 2014). Compared to the state, we have less physicians per resident and we are also below the nation's average. Data for number of residents to number of dentists indicate a similar challenge, with 3,493 residents per dentist in Reno County compared to 2,734 residents per dentist as an average across the State of Kansas. Reno County fares favorably with respect to number of staffed hospital beds per 1,000 people, with 2.6 staffed bed ratios in Reno County and 3.4 at the State.

### *Exercise, Nutrition, & Weight*

Reno County is food secure. In 2014, Reno County had a ratio of 13.8 of residents who had a food insecurity, or the "limited or uncertain availability of nutritionally adequate foods or uncertain ability to acquire these foods in socially acceptable ways" (USDA, retrieved from <http://www.kansashealthmatters.org/index.php?module=indicators&controller=index&action=view&indicatorId=2107&localeId=1017>). Compared to the state (14.2) and nation (15.4), Reno County is reducing the number of residents who are not receiving adequate nutrition. However, Reno County has more children who are food insecure, with 22.2 compared to state (21.3) and nation (20.9). The County has been reducing this number, which has fallen from 23.1 (KDHE, 2014). The Food Environment Index is calculated, in part, from Food Insecurity, which is 7.1. This is very similar to the state average of 7.2. The Food Environment Index includes access to grocery stores, which will be discussed later in this chapter.



In addition to food insecurity, Reno County adults (47.9%) consumes more fruit than the state (41.7%) and nation (39.2%). However, more adults are not reporting compliance with recommended aerobic and strengthening exercise (13.3% in Reno County, 17.9% in the state and 20.4% in the nation). This may play a factor in the rising number of obese and overweight adults in the County (see below).

#### *Wellness & Lifestyle*

Women and men have shorter life expectancies in Reno County than the State and Nation. Women in Reno County, live to 80.1 years of age on average. Men have shorter average lifespans of 74.8 years. However, residents in Reno County have a better self-perceived outlook on their health, with only 14.3% of adults reporting a fair to poor health status, compared to 15.4% throughout the state and 16.9% across the nation. This number has dropped, with 15% of residents reporting the same health status in 2011.

#### *Mental Health & Substance Abuse*

More than twenty-one percent of Reno County residents have been diagnosed with a depressive disorder at some point in their life. This is above the state average (18.1%) and nation (18.7%). This number has also increased from 20.7% in 2011. While there are multiple depressive disorders that vary in complexity and seriousness, the rising number of people facing mental disorders has created a growing concern among residents in Hutchinson. More than 70% of survey respondents supported using tax dollars to fund mental health services and education, the most funded category in the community health question. In addition to funding mental health services and education, the second highest funded health initiative in the community survey was more drug and alcohol rehab/prevention programs with 63% of respondents supporting allocating tax dollars to those efforts.

From 2012 to 2014, there have been 14.6 drug poisoning deaths per 100,000 population in Reno County. This number has increased from of 9.3 deaths per 100,000 population (2006-2011). In addition to drug poisoning, Reno County also has a higher percent of adults who smoke (22.4%) compared to the state (20%) and nation (19%). This number has decreased from 25.3% in 2011. However, the most alarming smoking-related statistic is for women who smoke while pregnant. From 2012 to 2014, 17.4% of births reported that the mother smoked whilst pregnant. This is double the nation's average (8.7%). Fortunately this statistic has decreased from 18.6% of pregnancies during the last reporting period.

#### Healthcare Facilities

Hutchinson is home to many healthcare providers and facilities. The community benefits from being home to the Hutchinson Regional Medical Center, a regional hospital, as shown above by the number of staffed hospital beds available. In addition, Hutchinson is home to the Hutchinson Clinic, which provides four locations within Reno County and offers additional emergency short-term care to residents. M.2.4.a shows the offices of all healthcare providers in Hutchinson, including dental and eye care.

#### Health-Related Initiatives

The City of Hutchinson has partnered with other local and county organizations in the development of the Healthy Eating, Active Living Initiative, also known as HEAL. HEAL was created with a mission to “promote health and wellness in Reno County” (HEAL, 2011). Some important projects supported by HEAL have been the development of the Complete Streets Policy, adoption of the 2014 Master Bike and Pedestrian Master Plan, completion of the Community Gardens policy and inclusion of mandatory sidewalks in the

subdivision regulations. The initiative has been successful in receiving grant funding for health-related projects, most recently to provide Reno County residents with a *Spaces to Places* educational seminar that focused on turning underutilized spaces into opportunities for residents to have access to more healthy environments.

A response to a recent State mental health survey (discussed below), the Health Improvement Council was tasked with participation in the state led initiative to create a plan for improving mental health and other health-related issues. In April and August 2016, the task force held community workshops to begin creation of the first Community Health Improvement Plan. F.2.4.b. shows some of the strategies and tasks the group has identified. The task force is currently finishing the three-year plan, which also includes obesity prevention. The plan will establish goals and strategies targeted at obesity and mental health in Hutchinson and Reno County.

<i>Obesity Strategies</i>	<i>Mental Health Strategies</i>
<i>Community education on fitness, healthy eating</i>	<i>Community education on mental illness</i>
<i>Create demand for healthy businesses</i>	<i>Include Law Enforcement in mental health training</i>
<i>More community gardens/gardens in schools</i>	<i>Create a resource list for all organizations involved</i>
<i>Emphasis on creating a healthy environment</i>	<i>Research Breakthrough Clubs</i>

F.2.4.b. Community Health Improvement Plan Strategies (Health Improvement Council, 2016)

*Community Goals, Performance Measures, Issues and Strategies*

<b>Goal</b>	<b>Performance Measure</b>
G.2.4.a. Hutchinson residents have access to quality medical services, food options, and exercise opportunities.	<ul style="list-style-type: none"> <li>• Lower physician to population rates</li> <li>• Lower Food Environment Index</li> <li>• Increase percent of residents with access to exercise opportunities</li> </ul>

*Issues and Strategies*

Access to Food & Food Deserts

M.2.4.b. shows all grocery stores and community gardens within Hutchinson City Limits. Typically, supermarkets and large grocery stores are the preferred source for food access options due to the availability and variety provided by their size. In addition, volume purchasing typically drives down the cost, providing an affordable option for food as compared to smaller grocers and convenience stores (USDA, 2009, retrieved from [http://www.ers.usda.gov/media/242675/ap036\\_1 .pdf](http://www.ers.usda.gov/media/242675/ap036_1.pdf)). Adequate grocery store coverage is a factor in consideration of healthy food access for residents. While distance from the grocery store to an individual’s house does not always indicate a food access hardship, in lower income neighborhoods this trend can create access barriers because these residents may not have access to reliable transportation.

The map shows a half-mile grocery store coverage, which is a comfortable walking distance for most people carrying a light load of groceries. Some neighborhoods, specifically those in the southern part of the community, have more residents who are lower income, thus facing potential food access hardships.

Residents were in support of tax-funded efforts to attract grocery stores to all neighborhoods (54%) and increasing the number and location of Farmer's Markets (54%).

### Healthcare Access

According to the KDHE data, Reno County has less primary care practitioners than the state average. Reno County also has less dentists than the state and national averages. While the data does not consider nurses, assistants and other medical professionals, which assist in providing quality medical care, Hutchinson and Reno County should retain and recruit medical doctors to maintain a good level of medical service. Hutchinson is a regional medical provider and offers medical care not only for City and County residents but also for many people residing in counties to the west. Because of this, the true doctor to resident ratio in Reno County is actually higher since Hutchinson's service area is much broader than just Reno County. Should the ratio between residents and healthcare providers continue to increase, in 2004 Reno County had 1,342 residents per 1 primary care physician (KDHE, 2004) compared with 3,240.6 residents per 1 physician just 10 years later, patient wait times could increase and the quality of community health be in jeopardy.

Another factor impacting healthcare access is the location of healthcare providers in our community. M2.4.b. shows that a disproportionate number of medical providers are located in the northern half of the City. This creates an access issue for residents who reside in the southern half of the community, many of which have limited access to reliable transportation. To promote fair healthcare access, more medical practices should be located near the patients they serve.

### Exercise Access

Obesity is a growing concern in Hutchinson. More than 30% of adults in Reno County are classified as obese (KDHE, 2013). In addition, 36.1% of adults are classified as overweight. Both fall above the state and national averages and both have increased (F.2.4.1). To promote healthy weights, residents should have access to environments that promote physical activity. Almost 20% of Hutchinson residents do not live within a mile of a neighborhood park (see Parks & Recreation). Even less live within a half mile of a mini park. While eating healthy and visiting a doctor promote health, the U.S. Office of Disease Prevention and Health Promotion recommends 150 minutes of exercise per week for adults (ODPHP, 2008). For the 20% of residents without easy access to a neighborhood park, physical activity may not be a priority due to poor access. For the more than 80% of residents who do live close to a neighborhood park, current park programming does not include many exercise opportunities. An outdoor gym, which can include a treadmill, elliptical machine, leg press and more can be amenities that are offered free to the public and promote physical activity. Other exercise opportunities could include offering exercise classes, like yoga or tai chi, or coordinating neighborhood walking groups in parks and throughout the City's neighborhoods. The inclusion of more parks is addressed in the Parks & Recreation section of this Plan,



Exterior Work Out Equipment (retrieved from <http://www.scotgym.co.uk/products/outdoor-equipment/>)

but exercise-based programming in existing and future parks could be considered to promote physical activity in our park system, including trails.

*Strategies*

- S.2.4.a.1. Identify areas with food access challenges in Hutchinson and market existing incentives to grocers to locate businesses in areas with food accessibility barriers.**
- S.2.4.a.2. Work with the Hutchinson Farmer’s Market to provide additional locations for satellite farmer’s market sites.**
- S.2.4.a.3. Support efforts to recruit and maintain medical, eye and dental professionals in the community.**
- S.2.4.a.4. Target medical professionals with existing incentives to locate or relocate south of 17<sup>th</sup> Avenue.**
- S.2.4.a.5. Invite medical professionals to join or participate in City commissions and initiatives.**
- S.2.4.a.6. Test pilot the use of outdoor exercise equipment in City Parks. If successful, promote inclusion of exercise equipment and classes in parks & trails programming.**
- ~~**S.2.4.a.7. Include health in all city policies and considerations.**~~
- S.2.4.a.8. Promote implementation of the Community Health Improvement Plan for strategies to reduce obesity.**

*Future Strategies*

- FS.2.4.a.1 Partner with the State and South Hutchinson to promote a wide range of physical activities along the Arkansas River.**

Goal	Performance Measures
G.2.4.b. Hutchinson residents are of sound mind and steady heart.	<ul style="list-style-type: none"> <li>• Decrease the number of residents diagnosed with depressive disorder</li> <li>• Decrease adult smoking to meet the Healthy People 2020 Target</li> <li>• Decrease smoking in expecting mothers</li> <li>• Decrease the number of substance abusers (use drug treatment admission as measure?)</li> </ul>

*Issues and Strategies*

Mental Health

On April 3, 2015, the Hutchinson News published an article about the current state of mental health in Reno County. The article notes that a statewide survey shows results that Reno County is one of the top counties at risk in the State in regards to mental or behavioral health problems (Green, HutchNews, 2015). F.2.4.?. shows a comparison of Reno County mental health indicators compared to state averages. The figure notes that Reno County is ranked 94<sup>th</sup> out of 105 counties for mental health treatment outpatient admissions. On average the county has 23.34 admissions per 1,000 residents. The State averages 13.68 per 1,000 residents. The Community Health Improvement Plan, mentioned above, will focus strategies specifically to address the growing mental health concerns in Reno County.

Substance Abuse

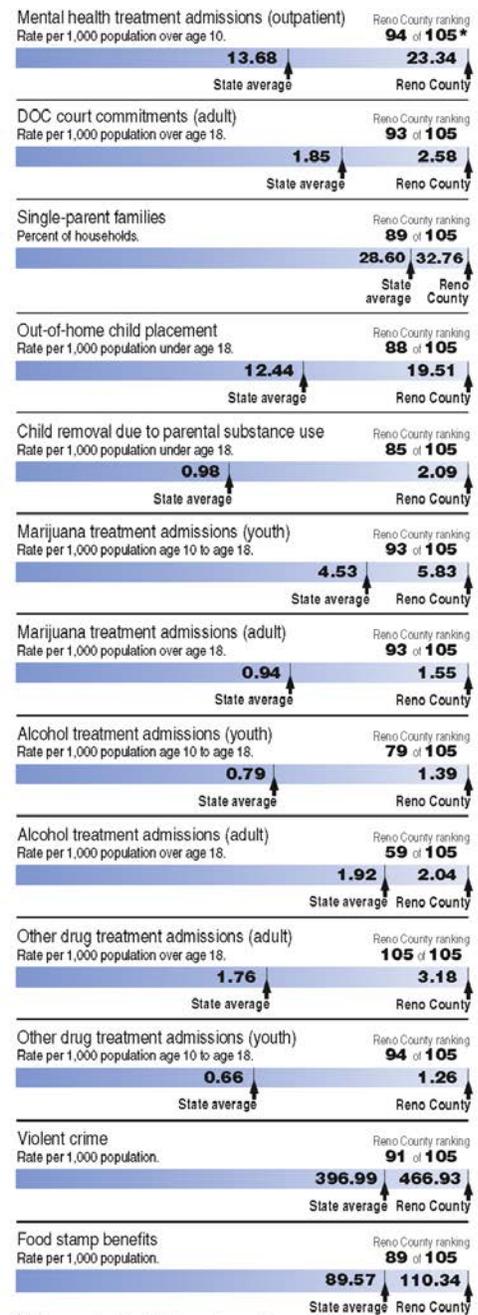
In April 2015, then Mayor Jade Piros de Carvalho announced the creation of the first Mayoral Drug Impact Task Force. The task force began exploring the effects of drug use on a person and community. Substance abuse has become an issue in Hutchinson. Reno County is ranked 93<sup>rd</sup> in marijuana treatment admission for adults, with 1.55 persons out of 1,000 seeking treatment. For other drug treatment, Reno County is ranked last, 105<sup>th</sup>, in the state. In Reno County 3.18 persons out of a 1,000 admit themselves for drug treatment. (F.2.4.?) The state average is 1.76 per 1,000 population. Facing similar challenges as mental health, substance abuse is rarely discussed in polite society. Recognizing Reno County and Hutchinson has an issue is the first step towards solving the problem, which is what the Mayoral Drug Impact Task Force is working toward. The task force brought together many organizations, including government agencies, faith-based organizations, law enforcement and medical professionals. To address such a complex issue, organizing the responsible parties and beginning to create a connection to link the different phases of recovery is important. The Task Force continues to work towards specific goals, which include:

- Community health, families of those with addictions, curriculum in schools
- Increase the number of employers who have a policy of “safe disclosure”
- Establishing a treatment facility with detox center
- Medication assisted treatment

*Strategies*

- S.2.4.b.1. Implement mental health goals of the Community Health Improvement Plan that fall under City jurisdiction.**
- S.2.4.b.2. Participate in coordinated approach to mental and substance abuse treatment.**
- S.2.4.b.3. Educate Law Enforcement on dealing with mental and substance abuse repeat offenders.**
- S.2.4.b.4. ~~Work with~~ treatment facilities and recovery homes in the community.**

**Mental health needs assessment**



\*Higher county ranking indicates greater need.

Source: Greenbush Education Service Center

JH/The News

F.2.5.?. Mental Health Needs Assessment (HutchNews, Jim Heck, 2015, retrieved from [http://www.hutchnews.com/mental-health-needs-assessment/pdf\\_ece1f967-826d-5f38-9de7-bb1a1bd759be.html](http://www.hutchnews.com/mental-health-needs-assessment/pdf_ece1f967-826d-5f38-9de7-bb1a1bd759be.html))

### 3.2 Amenities: Trails, Bikeways & Pedestrian Facilities

**Vision: Hutchinson is well-connected with bike and pedestrian facilities that provide ample active transportation and recreation options.**

Effective bike and pedestrian facilities provide more than options for recreation, these systems of trails, sidewalks, bike lanes and other infrastructure improvements can make biking and walking around town as convenient as driving. Financial and physical realities prevent many Hutchinson residents from using a motorized vehicle. Effective bike and pedestrian facilities connect communities and allow *all* of Hutchinson’s residents to move freely about the city.

The City approved a *Bicycle and Pedestrian Master Plan* in 2014 (developed by Wilson & Company), the purpose of this discussion is not to replace that plan; but to assist in the implementation process of the plan’s proposed projects.

#### *Background*



J. P. Martinez Sunflower Trail (Greg Holmes, 2008)

Hutchinson’s transportation infrastructure history follows a similar pattern to most American municipalities. Before the second World War, when car use had not yet become as widespread, Hutchinson was compact and sidewalks were a standard part of the City’s transportation infrastructure. However, as governments began to increase support for motorized vehicles and residents began to realize how easy it was to travel by car, the City’s fabric began to change. Because people could drive and most would drive longer distances for shopping and amenities, stores and retailers became larger and more spread out.

Despite their convenience for many, cars have proven to be unobtainable—and even dangerous—for others. People with disabilities, elderly people, and those without financial means to afford one were left in the dust by cars traveling on streets that were first dirt, then brick and then paved. In subdivisions built in the 1970s and 1980s, the car was king, as no provision was made for pedestrian travel. Children traveling to schools were forced to either walk in the street or be driven by vehicle, adding to congestion and childhood obesity.

Against this backdrop, the *Master Plan* was commissioned. This plan synthesizes trail plans with an analysis of existing bicycle and pedestrian facilities to assess the City’s needs. Map M.3.2.a illustrates a number of potential projects to accommodate both pedestrians and cyclists. Some of the top priority projects include: 1) a trail that parallels 30<sup>th</sup> Avenue; 2) a bicycle boulevard on Washington Street; and 3) improving sidewalk

Placeholder for Photo of Ave A Bike Lanes

infrastructure around schools. Hutchinson already has 12 miles of dedicated bike and pedestrian trails; see Map M.3.2.b. If projects in the Bike and Pedestrian Master Plan are implemented, the City has the potential to become a place where all residents can travel around town with relative ease.

*Goals, Issues, Strategies, and Performance Measures*

Goal	Performance Measures
<p>G.3.2.a: Hutchinson’s trails, bikeways and pedestrian facilities provide an active transportation alternative to vehicle travel.</p>	<ul style="list-style-type: none"> <li>• Increase in number of network connections to activity generators</li> <li>• Reduction in bike and pedestrian related accidents</li> <li>• Add  new miles of trails and pedestrian infrastructure by 2037</li> <li>• Add 25% more bike lane miles on major roadways</li> </ul>

*Issues*

Residents are generally resistant to change; especially when that change is perceived to be an inconvenience or reduce their ability to quickly travel to work, school or church. The East Avenue A road diet is a good example. The project was implemented with limited feedback from residents and there have been comments made by the public that that no one uses the bike lanes and it takes too much time to get across town now. Largely, these are matters of perception, as cyclists do use the lanes, parked cars are shielded from the traveling public and the overall safety of the roadway has been improved. Citizen complaints still warrant further exploration and may have been mitigated and addressed through more public involvement during the design process for the roadway modifications.

Another issue associated with increasing the number of bike and pedestrian facilities is funding, as these facilities must compete with streets and other infrastructure for CIP (Capital Improvement Program) money. Bike and pedestrian facilities are often the first ones to be cut as part of the budgeting process, making it difficult to build connections and complete the system. Engineers wouldn’t dream of ending a road mid-route, but this is perfectly acceptable when it comes to trails and bikeways. Until bike and pedestrian infrastructure is perceived to be as vital as streets, funding will need to come from creative and alternative sources.

*Strategies*

- S.3.2.a.1 Develop a public involvement process for all bicycle and pedestrian facility improvements to educate the public and bolster support.**
- S.3.2.a.2 Consider a dedicated bike and pedestrian improvement funding source that is proportional to street improvement funding.**
- S.3.2.a.3 Prioritize development of bike and pedestrian facilities, with those located adjacent to activity generators given a higher preference than those located on the periphery.**

Goal	Performance Measures
<p>G.3.2.b: City sidewalks provide safe and complete routes for students walking to and from school, parks, shopping and other destinations.</p>	<ul style="list-style-type: none"> <li>• All elementary schools have complete pedestrian infrastructure within ½ mile of all boundaries by 2037</li> <li>• All middle schools have complete pedestrian infrastructure within 1 mile of all boundaries by 2037</li> <li>• XX% of sidewalk gaps are filled in by 2037</li> </ul>

*Issues*

For decades, cars have been seen as the primary mode of transportation and, since the 1970s, the City’s subdivision regulations only “recommended” sidewalks, but did not require them. For decades, new subdivisions were constructed without any sidewalks, leaving large gaps in the City’s pedestrian network. In fact, most of the northwest portion of the City is bereft of sidewalks; see Map M.3.2.c. Recently, the City adopted new subdivision regulations that require installation of sidewalks. Unfortunately, these new regulations do nothing to address the existing gaps. Many neighborhoods, lack adequate sidewalks to allow for safe routes for children to walk to school, parks or even neighbors.

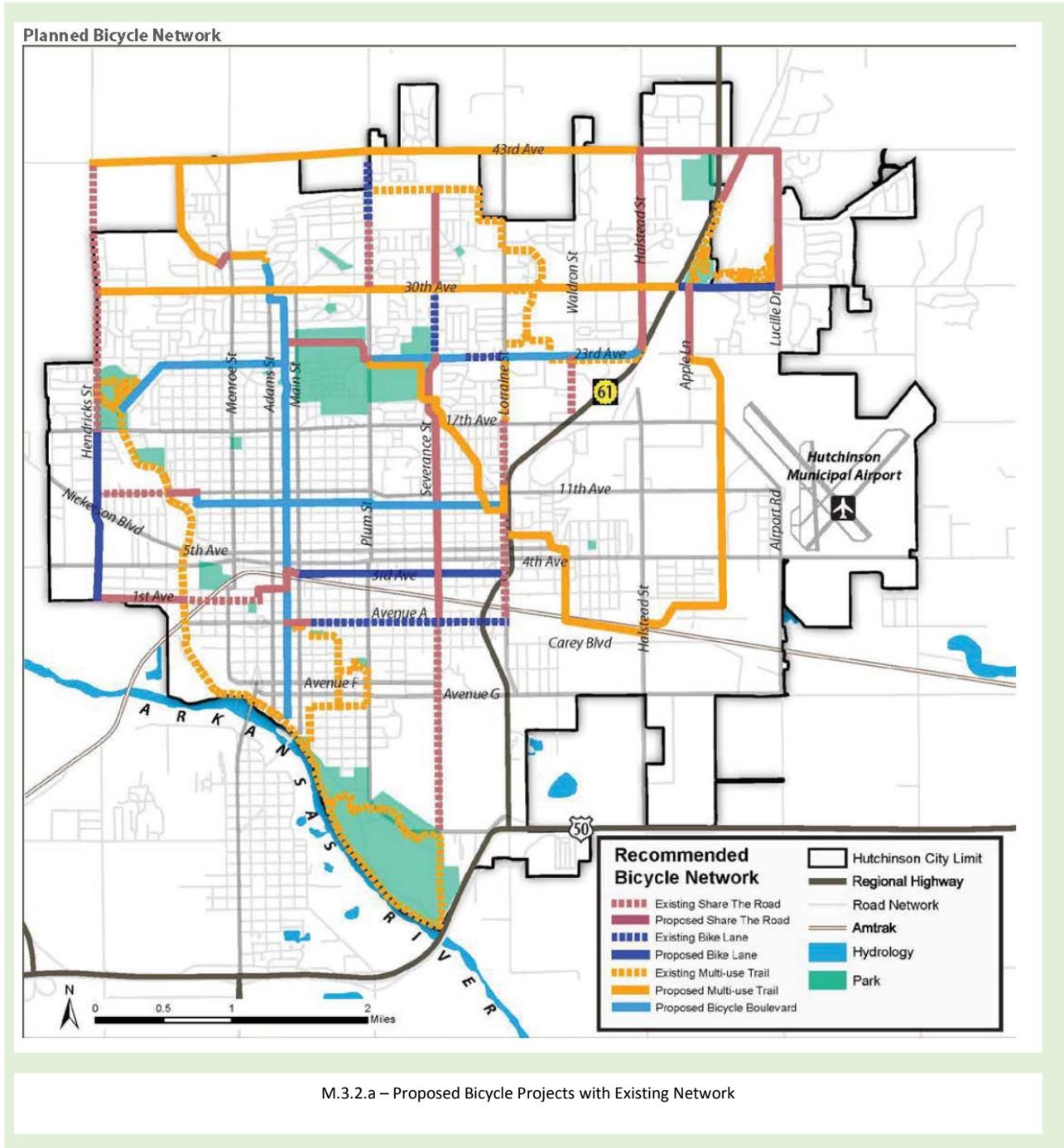
Retrofitting neighborhoods without sidewalks is cost-prohibitive, given the scope of missing infrastructure and the price of sidewalk installation. However, some of Hutchinson’s streets without sidewalks may be wide enough to facilitate alternative approaches to pedestrian infrastructure. One alternative, painted pedestrian lanes, borrows strategies from bike lane installation. Painted pedestrian lanes are relatively inexpensive to install compared to concrete or asphalt sidewalks and, when buffered by bike lanes or parking, may be as safe. Of course, this reduces the available parking, so this alternative could only be explored with ~~whole-scale~~ neighborhood support.



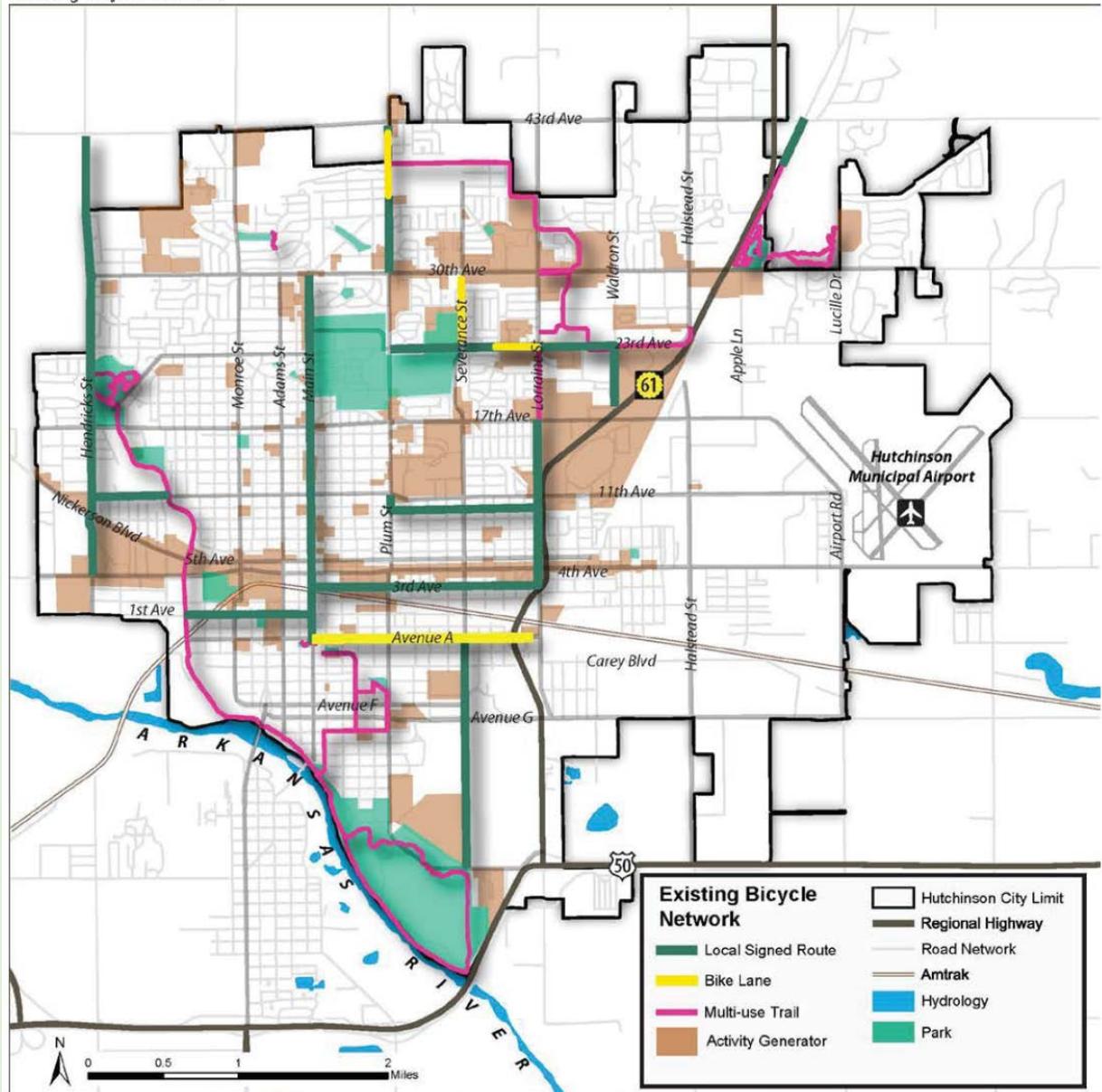
Painted pedestrian lane in Pittsburgh, PA (Patrick Miner, 2015)

*Strategies*

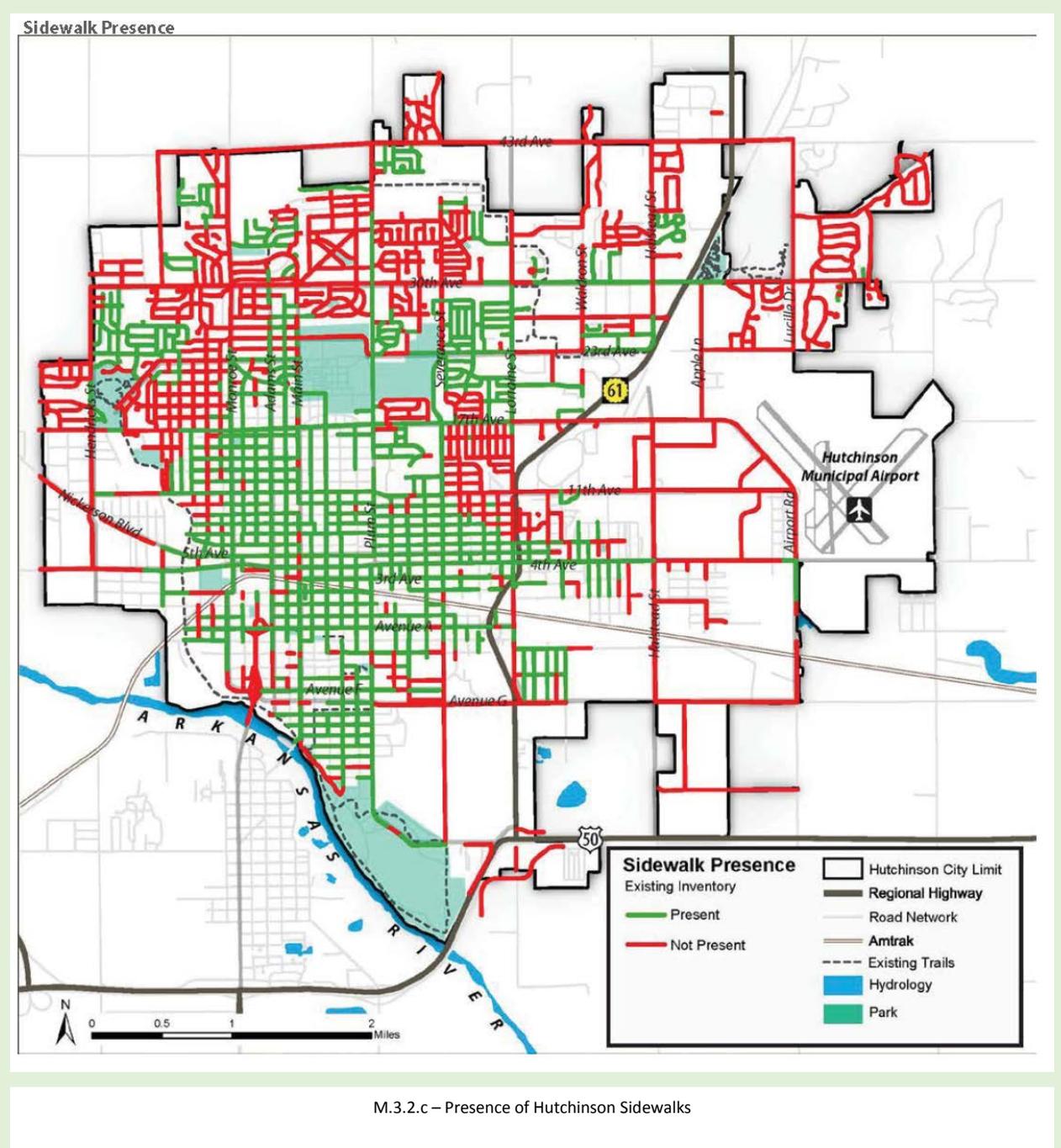
- S.3.2.b.1** Develop consistent funding source for sidewalk enhancements, with priorities given to sidewalks located in the vicinity of activity generators (schools, shopping, parks, etc.).
- S.3.2.b.2** Consider requiring sidewalk installation for all conditional use and special use permits when connections are needed.
- S.3.2.b.3** Explore alternative design solutions for pedestrian uses on right-of-ways or conversion of alleys to pedestrian walkways in order to increase the available options for pedestrians.



Existing Bicycle Facilities



M.3.2.b – Existing Bicycle Network



### 3.3 Amenities: Community Assets

**Vision:** *Hutchinson’s community assets attract visitors from around the nation and provide recreational and educational opportunities for residents of all ages.*

Hutchinson hosts an assortment of unique attractions that reflect the community’s eclectic history and interests. Museums take visitors from the past, to 650 feet underground, and all the way to the stars! Hutchinson’s strong sporting tradition is exemplified by the historic Hobart-Detter Field and the Hutchinson Sports Arena, which has hosted the National Junior College Athletic Association’s basketball tournament since 1949. These unique community assets contribute to Hutchinson’s identity as a “jewel of the plains.”



Dillon Nature Center (Kim Fritzemeier, 2016)

#### *Background*

Hutchinson’s community assets are valuable spaces that provide the City with regional, state, and national attention, attracting a variety of visitors. A detailed list of these assets can be found in F.3.3.a. Over the years, the City of Hutchinson’s taxpayers have either fully or partially funded many of these unique assets via the City’s revenues; others are supported through direct disbursement of property tax levies. Community survey results show strong local support for many of the community’s assets, with **xx%** of community survey respondents supporting City funding for the Hutchinson Zoo, **xx%** for the Dillon Nature Center, **xx%** for the Sports Arena and **xx%** for the Cosmosphere. Map M.3.3.a shows the location of all of the community’s assets.

Name	Address	Description
<b>Carey Park Golf Course</b>	9 Emerson Loop	Carey Park Golf Course is an 18-hole course with more than 6500 yards of grounds. The course is open to the public and does not require a membership. <b>City Funding Source:</b> General Fund
<b>Cosmosphere</b>	1100 N Plum St	A Smithsonian affiliate museum established in 1962 that holds the largest collection of space exploration artifacts west of the Mississippi River and an IMAX theater. <b>City Funding Source:</b> XXXXXX
<b>Dillon Nature Center</b>	3002 E 30 <sup>th</sup> Ave	This facility includes a garden and nature center featuring prairie flora, flower gardens, a Little Forest, a fishing pond and a children’s playscape. <b>City Funding Source:</b> XXXXXXX
<b>Fun Valley Sports Complex</b>	4401 W 4 <sup>th</sup> Ave	This multi-use sports facility features high quality fields and hosts local baseball teams. Fun Valley also manages Hobart-Detter Field, a semi-pro baseball field rooted in Hutchinson’s rich baseball history. <b>City Funding Source:</b> General Fund

F.3.3.a – Hutchinson has 15 publicly-funded assets with activities and attractions for residents and visitors

Name	Address	Description
<b>Fox Theater</b>	18 E 1 <sup>st</sup> Ave	Historic art deco theater located in the Downtown district featuring movies and concerts. <b>City Funding Source:</b> XXXXXX
<b>Hutchinson Arts Center</b>	405 N Washington St	Maintained by the Hutchinson Art Association, the Hutchinson Art Center features seasonal camps for student artists, new educational programs for all ages, and free docent-led tours for area students. The center also contains gallery space. <b>City Funding Source:</b> XXXXX
<b>Hutchinson Library</b>	901 N Main St	Established in 1901, the Hutchinson Public Library serves Hutchinson and surrounding communities in Reno County. The library offers several specialized services, including children and home-bound outreach, adult literacy tutoring, one-on-one technology training, and English as a Second Language assistance. <b>City Funding Source:</b> None. Direct Tax Levy
<b>Hutchinson Zoo</b>	6 Emerson Loop	This AZA (Association of Zoos and Aquariums)-accredited zoo features 160 local and exotic animals. The zoo participates in animal rehabilitation efforts. <b>City Funding Source:</b> General Fund
<b>Kansas State Fairgrounds</b>	2000 N Poplar St	Hutchinson is host to the Kansas State Fair, the largest single event in the State. Each year, the fair attracts more than 300,000 visitors from Kansas and surrounding states. Stretching from Main Street to Plum Street, the fairgrounds contain 280 acres of land and over 70 buildings. The fairgrounds also hosts other events and activities throughout the year.  <b>City Funding Source:</b> ??? Not sure we fund
<b>Memorial Hall</b>	101 S Walnut St	Originally built in 1911, Memorial Hall houses a stage, open floor and fixed seating balconies. The concert hall can provide seating for more than 2,000 people. <b>City Funding Source:</b> General Fund
<b>Reno County Courthouse</b> 	206 W 1 <sup>st</sup> Ave	Completed in 1930, the Reno County Courthouse is one of three art deco designed courthouses in the state of Kansas and features hall murals and wall tapestries. The Courthouse includes several courtrooms, the juvenile court, offices, a law library, and a small jury room. While the courthouse does not formally function as an attraction, its design and history give it the potential to be a marketable asset in the future. <b>City Funding Source:</b> Not City funded
<b>Reno County Museum</b>	100 S Walnut	This museum shares the history of Reno County with rotating exhibits. The museum also features children’s exhibits. <b>City Funding Source:</b> XXXXX

F.3.3.a – Hutchinson has 15 publicly-funded assets with activities and attractions for residents and visitors

Name	Address	Description
<b>Sports Arena</b>	1300 N Plum St	A 7500 seat arena currently under renovation that has hosted the NJCAA tournament since 1949. Recently, the NJCAA signed a 25-year contract with the Arena—securing tournaments until 2041. <b>City Funding Source:</b> General fund; Bond for Renovation
<b>Strataca Salt Mine Museum</b>	2605 E Avenue G	The Strataca is an underground salt mine museum with access to some 300,000 square feet of mined-out area. It features information about the history of Hutchinson’s salt mining industry, as well as an underground vault where old Hollywood movies and other artifacts and items are stored. <b>City Funding Source:</b> XXXXX
<b>Salt City Splash</b>	160 S Plum St	The first of its kind in the region, Salt City Splash is located in Carey Park and features a variety of water activities including a shallow water play area, tiny tot pool and playground area; 1- and 3-meter springboard diving, flume and tube slides; 50-meter pool. <b>City Funding Source:</b> General fund

F.3.3.a – Hutchinson has 15 publicly-funded assets with activities and attractions for residents and visitors

These community assets are a benefit to Hutchinson’s social fabric and local identity; however, without proper planning or measurement of success, they have the potential to become a burden to the taxpayers. With adequate planning and reporting, these assets will continue to help Hutchinson reach for the stars as it blasts into the future.

*Goals, Issues, Strategies, and Performance Measures*

Goal	Performance Measure
G.3.3.a: Community assets attract visitors to Hutchinson and contribute to its economy and quality of life.	<ul style="list-style-type: none"> <li>• Increase in number of visitors to each community asset</li> <li>• Increase ROI index for each community asset by xx%</li> <li>• Bring community asset density (people per asset) to a level comparable to other Kansas communities.</li> </ul>

*Issues*

Public investments made for operational and maintenance costs of community assets are not presently tied to any type of performance measure. Since the primary reasons for having community assets are to attract visitors to the City, and to provide quality recreational and educational opportunities for Hutchinson residents, how do we know if these assets are succeeding in doing that without some sort of reporting mechanism? When performance is measured, performance improves; when performance is measured and reported, the rate of improvement increases. Hutchinson’s assets have the potential to provide extensive contributions to Hutchinson’s economy and brand, but until a system of reporting is established, it is difficult to know where we are and make improvements.

F.3.3.b contain a listing of City-funded assets and an estimated return on investment (ROI) for each asset type. The ROI is calculated by dividing the annual number of visitors by the City’s level of investment. This derives how much we are spending for each visitor we get.

Asset	Annual Visitors	City Investment	ROI Index <sup>1</sup>
Carey Park Golf Course		\$ 214,351	
Cosmosphere	170,000	\$ 702,602	\$ 4.13
Dillon Nature Center	100,000		
Fun Valley Sports Complex		\$ 317,463	
Hutchinson Arts Center		\$ 24,600	
Hutchinson Zoo <sup>3</sup>	50,000	\$ 581,621	\$ 11.63
Memorial Hall		\$ 83,564	
Salt City Splash		\$ 112,654	
Sports Arena		\$ 128,424	
Strataca-Reno County Museum <sup>4</sup>	55,000	\$ 106,455	\$ 1.94
<b>Total</b>	<b>375,000</b>	<b>\$ 2,271,734</b>	
<b>Average</b>	<b>37,500</b>	<b>\$ 227,173.40</b>	

<sup>1</sup> City investment per visitor

<sup>3</sup> Estimate

<sup>2</sup> Includes Hobart-Detter funding

<sup>4</sup> Strataca only

**F.3.3.b. Community Asset Return on Investment**

As can be seen, financial support from the City is not consistent across the various types of community assets. Annual funding, however, exceeds \$2 million. The City’s role with respect to these assets has been as funder, not marketer. But, how do we know if the City is over-funding some assets that might be underperforming, or underfunding some assets that are truly impacting the local economy? To more equitably fund assets, the City needs to establish standards for distribution of public funds. These standards should be tied to performance measures with mandatory annual reporting requirements.

The ROI measure is discussed above. Another possible measure reflects asset density, i.e., how many assets the City has when compared with the City’s population. Measuring asset density will provide insight on how many the City should be funding. Other variables may be able to provide the City with more insight, the two mentioned in this section are provided simply to measure current conditions, and to provide a baseline to compare against future outcomes.

Asset Ratio - Comparison Cities								
	Hays	Salina	Lawrence	Manhattan	Topeka	McPherson	El Dorado	Hutchinson
<b>Population</b>	21,038	47,486	90,811	56,143	127,679	13,322	12,852	41,889
<b>Number of Assets</b>	4	7	10	10	8	3	3	15
<b>Asset Ratio<sup>1</sup></b>	1.90	1.47	1.10	1.78	0.63	2.25	2.33	3.58

<sup>1</sup> Number of City-supported assets per 10,000 population

**F.3.3.c. Asset Ratios for Comparison Cities**

Based upon the numbers in F.3.3.c., Hutchinson is asset rich. Supporting this number of assets is justified if other goals of the community are met, however, as competition for limited resources continues, the community may wish to consider reducing the asset ratio.

*Strategies*

- S.3.3.a.1**      **Establish a performance reporting program, measuring return on investment, for all Hutchinson community assets receiving City funding.**
- S.3.3.a.2**      **Examine continued viability and use of existing community assets to determine likelihood of return from future investments when compared with the asset ratio.**

Goal	Performance Measure
G.3.3.b: Hutchinson’s community assets contribute to City branding and build community pride.	<ul style="list-style-type: none"> <li>• XX% of assets use the established community brand and market themselves collectively throughout the region</li> </ul>

*Issues*

Hutchinson’s community assets contribute to the overall character of the community. A thorough discussion of Hutchinson’s community identity can be found in section 2.3 (Aesthetics) of this Plan. Hutchinson’s assets are an important part of that discussion because they reflect reasons people want to come to our community and they become a part of our collective community reputation.

Hutchinson’s current tourism slogan, “Come Share Our Space!”, emphasizes a single asset of the community (the Cosmoshere). With the assistance of the Hutchinson Convention and Visitors’ Bureau, the City should be able to create a brand that is inclusive of all community assets the City has to offer and more reflective of the City as a whole. One example might be “Jewel of the Plains”. There are certainly others.

*Strategies*

- S.3.3.b.1** **Work with the Hutchinson Convention and Visitors’ Bureau to:**
  - a) coordinate the marketing efforts of Hutchinson’s many and varied community assets;**
  - b) develop a broad-based community brand;**
  - c) develop promotional material and signage for that brand. (see Tourism)**