

COMPREHENSIVE PLAN

City of Derby, Kansas



Goals & Policies

Chapter 4 - Goals and Policies

This Chapter includes goals and policies for the future development and redevelopment of the Derby area which will be used as a framework for future land use decisions.

Introduction

In addition to the valuable public input gained throughout the Derby planning process—including the Focus Session and Charrette workshops—the Comprehensive Plan Implementation Chapter incorporates considerations and recommendations of “best management practices” in the field of community planning, past trends analysis, preferred policies and practices of the City of Derby found to be relevant to future community planning, the *1995 Derby Comprehensive Plan*, other local plans and studies, such as wastewater plans, and regional planning efforts (such as *Visioneering Wichita*, as well as the *Wichita-Sedgwick County Comprehensive Plan*) which address rural and suburban areas throughout Sedgwick County, including unincorporated lands located within the Derby Planning Area.

Using all available ideas and community input, this chapter outlines “Goals” and “Policies” for implementing the Comprehensive Plan’s recommendations and the overall community objectives for development in this Plan. “Action Strategies” for specific steps that need to be taken for implementation are identified in **Chapter 8, Implementation**. These Goals and Policies express how the City Council and Planning Commission intend to work with the development community, local and regional stakeholders, and citizens at large in shaping community growth during the next 20-25 years—and beyond.

The Goals and Policies of the Comprehensive Plan encourage a balance of land uses in the Derby community including the mix of residential, office, commercial, and light industrial employment uses that complement each other—all in response to the City’s express interest in continuing to mature as a full-service city, and not be a “bedroom community” of Wichita. While the Plan recognizes the regional setting of the City of Derby in the Wichita MSA, it nonetheless sets goals and policies for the City as its own urban entity.

The Goals and Policies should be used by the community in its land use and development decision-making process. The goals are organized by the key topics of interest to the Derby community, as expressed in the public workshops:

- community form and identity,
- future land use and growth,
- residential,
- business,

- parks/open space/recreation, and
- public facilities and services.

The Goals and Policies do not constitute a set of regulations or ordinances. Rather, they serve as policy for evaluating proposed developments and as guides for amendments to City regulations and ordinances. Because the Plan addresses both near-term and long-term development of the City, it is anticipated that these recommendations will be implemented over time—each in its own time and by different entities—after adoption.

4.1 Community Form & Identity

Goal: Maintain Derby's "small town" community atmosphere and quality of life assets.

Policies:

- A. Promote beautification at focal points, key intersections, and major community corridors with landscaping and other amenities—including expansion of the successful statue program.
- B. Plan for distinctive enhancements appropriate for unique districts of Derby.
- C. Enhance the opportunities for cultural and educational experiences for Derby residents.
- D. Enhance the visual image of the community through closer attention to the design and manner of placement of elements along major streets, including buildings, parking lots, landscaping, and signage.
- E. Maintain and expand the street tree planting program along streets throughout the community.

Goal: Protect and preserve the Arkansas River Corridor as a community asset.

Policy:

Participate in regional planning efforts for the Arkansas River.

4.2 Future Land Use and Growth

Goal: Provide orderly growth.

Policies:

- A. Guide future development through on-going comprehensive planning.
- B. Implement agreed upon policies and objectives for managing growth.
- C. Ensure the City's development regulations promote the objectives of the community and the goals and policies of the Comprehensive Plan.
- D. Review future zoning and subdivision proposals for consistency with the Comprehensive Plan.
- E. Promote contiguous growth to the city.

Goal: Protect McConnell Air Force Base from encroachment by incompatible land uses.

Policies:

- A. Implement the recommendations of the 2005 McConnell AFB Joint Land Use Study (JLUS), including those for the long-term "maximum mission".
- B. Use the Zoning Ordinance and the B-5 District regulatory requirements to manage growth within the Clear Zone (CZ)/ Accident Potential Zone (APZ) areas.
- C. Regulate land use activities by applying the federal Land Use Compatibility Guidelines (LUCG) to proposed development within the 1994 Noise Contour Area (maximum mission), until a more definitive determination of the long-term future mission is reached.
- D. Plan for and fund economic-based responses to development threats around McConnell AFB, particularly in APZ-I and APZ-II areas south of the primary McConnell AFB runway.
- E. Retain existing zoning in place and maintain the Future Land Use Plan's course toward minimizing land use conflicts associated with the 1994 AICUZ areas until a more definitive determination of the long-term future mission is reached. However also as appropriate, amend existing zoning regulations and zoning districts to provide greater compatibility with the LUCG recommendations.
- F. Address security concerns that could potentially occur due to land use development within a predetermined perimeter around McConnell AFB through a cooperative review process with representatives of McConnell AFB, Wichita, and Sedgwick County.

- G. Limit residential uses that exceed a development density of 2 dwelling units per acre or 20 percent lot coverage within McConnell AFB's Accident Potential Zone II (APZ II).
- H. Limit residential development located within McConnell AFB aircraft noise exposure areas that experience a noise level in excess of DNL 75.
- I. Limit the city's CIP projects and infrastructure projects within the within the 1994 Noise Contour Area (maximum mission), until a more definitive determination of the long-term future mission is reached.

Goal: Direct future community growth in a balanced manner with effective planning.

Policies:

- A. Preserve near and long term growth areas of the City of Derby to facilitate future urban development.
- B. Plan for long-term future growth in the Spring Creek drainage basin to extend northward to 47th Street South, and renegotiate water service area boundaries accordingly with the City of Wichita in accordance with the amendment provisions set forth by current water sales agreement.
- C. Strategically annex properties in a contiguous manner and avoid creating unincorporated "pockets" surrounded by the city.
- D. Direct acreage development to areas outside of the future urban growth areas to minimize conflicts between urban and acreage uses and so the City may provide future urban services as efficiently as possible.
- E. Ensure that acreage and rural development preserve and protect environmentally sensitive areas.
- F. Limit platting exemptions, but consider allowing a limited amount of large-acreage development of suburban acreages in "rural/agricultural" areas, provided such development has "lot clustering".
- G. Review all zoning and subdivision proposals for consistency with the Comprehensive Plan.
- H. Provide new commercial development in "planned" centers rather than individual "strip" centers and pad sites along transportation corridors.
- I. Allow for and encourage Low Impact Development (LID) strategies and Best Management Practices (BMPs) in new developments.

Goal: Ensure new development is compatible with existing developed areas.

Policies:

- A. Provide development that is sensitive to existing rural acreages.
- B. Provide buffers between incompatible land uses.

Goal: Provide a “connected city” through a balanced transportation system that promotes safety, convenience, and aesthetics.

Policies:

- A. Coordinate the development of a comprehensive transportation and circulation network with future land development.
- B. Link neighborhoods together and provide connections to activity and employment centers, community facilities, and recreational opportunities through a continuous network of public ways.
- C. Pursue Derby community representation on the Wichita Area Metropolitan Planning Organization (WAMPO) activities and updates to the metropolitan area Long Range Transportation Plan.
- D. Coordinate with future long range efforts by WAMPO and Wichita Transit for a neighborhood type “connector/circulator” transit route service in Derby, and for connections to major employers and the main system in Wichita.
- E. Design improvements where appropriate for major roadways to include paved shoulders or bike lanes to accommodate bicycling where nearby off-street hike & bike paths are not available.

4.3 Residential

Goal: Provide new residential developments with livability and quality design.

Policies:

- A. Design neighborhoods that are linked to surrounding areas and, when possible, share neighborhood retail spaces and open space resources.
- B. Design neighborhoods with interconnected networks of pedestrian-friendly and attractively landscaped streets, trails, and sidewalks that encourage walking and bicycling.
- C. Provide convenient access to neighborhood services from residential areas so activities of daily living can occur within walking distance.
- D. Incorporate a distinct identity into neighborhoods that help to define their boundaries and to foster pride and belonging among residents.
- E. Provide a variety of quality public parks and open spaces within easy access of residents in a neighborhood.
- F. Encourage a balance of housing types intermixed throughout the community, and discourage the development of large “complexes” or segregated areas of a single-type housing product.

- G. Use floodplain areas to create greenway corridors of park and open space to link development areas and provide buffers between incompatible uses.
- H. Provide significant visibility into open space areas and multiple points of access, and avoid creating secluded open spaces.
- I. Require building designs in planned developments that create variety and do not look monotonous if replicated throughout the development.
- J. Provide multi-family developments through site design and building design features that form a sense of “quality” and ensure compatibility with surrounding developments.
- K. Require internal circulation systems in multi-family developments that are reflective of a single-family residential street system, as opposed to looped systems that appear disjointed and confusing.
- L. Design new residential developments in accordance with the Comprehensive Plan’s Land Planning Principles and Design Guidelines.

Goal: Provide a balance of housing choices to meet the needs of residents of different economic levels and age groups.

Policies:

- A. Provide a choice of well designed and maintained housing types and sizes, including affordable housing, throughout neighborhoods and within proximity to job opportunities.
- B. Require new subdivisions to minimize initial and future public and private costs.
- C. Create housing opportunities compatible with residential neighborhoods throughout the city for the elderly and residents with special needs.
- D. Integrate differing housing types together through appropriate architectural design, site layout, and landscape/buffering.
- E. Use planned unit developments to promote a mix of well-integrated uses, including a variety of multi-family residential dwellings types that complement adjacent lower density residential uses.
- F. Encourage multifamily dwellings (including duplexes and townhouses) in areas where they can serve as intermediate-intensity buffers between intensive uses and low density residential uses.

Goal: Preserve and enhance aging neighborhoods in the community.

Policies:

- A. Target code enforcement efforts to address maintenance and upkeep issues and to ensure the viability of existing housing in the community.
- B. Encourage the preservation, modernization, and reuse of older homes; foster appropriate infill development; and encourage the redevelopment of underutilized properties in older neighborhoods.
- C. Maintain and invest in neighborhood infrastructure and services.
- D. Maintain compatible land uses in older neighborhoods, generally with similar uses on the same block face.
- E. Ensure new development in existing neighborhoods is compatible with the character of the neighborhood and adjacent uses (i.e., screened parking, similar setbacks, height and land use).
- F. Support the retention of public uses (elementary schools, churches) as centers of neighborhood – encourage shared parking whenever possible — permit minor incursions of accessory parking for public/semi-public uses into neighborhood if properly screened.
- G. Provide neighborhood revitalization programs and grants for the older areas of the community.
- H. Utilize existing neighborhood associations and assist older neighborhoods with creating new associations as a method to encourage property maintenance and neighborhood stabilization.
- H. Encourage neighborhoods to be active in the planning process and to develop “neighborhood plans” for public involvement in addressing community concerns, to identify infrastructure needs, and to identify appropriate public investment improvements.

4.4 Business

Goal: Develop future retail/commercial areas in a high quality manner to compliment Derby’s “small town” atmosphere.

Policies:

- A. Develop future retail/commercial areas which complement existing activities and minimize detrimental impacts to adjacent and nearby land uses.
- B. Develop office and commercial uses in planned centers of compact clusters, as opposed to extended strip developments. Businesses not located in planned developments should be guided to areas where similar existing uses exist along the K-15 corridor.

- C. Confine highway-oriented uses, outdoor sales and non-retail commercial uses to select portions of the K-15 highway corridor containing similar concentrations of uses.
- D. Improve the visual appearance of the K-15 Business Corridor through the use of landscaping, public art, bicycle and pedestrian improvements, and targeted building revitalization efforts.
- E. Require high quality business and commercial areas with enhanced architectural design, landscaping, and public art when located at major intersections, gateways, and other prominent locations throughout the community.
- F. Design quality business and commercial areas, small or large, to make the pedestrian feel comfortable and safe by providing wide sidewalks, storefronts that open to the street, provide shade and shelter, and a sense of spatial enclosure.

Goal: Provide support for new businesses and expansion / retention of existing businesses.

Policies:

- A. Ensure an adequate supply of available land and infrastructure for future business growth.
- B. Use financial arrangements and incentives to encourage investment by businesses that bring new wealth into the community, are compatible with the community’s “small town” atmosphere, and are consistent with the Comprehensive Plan.
- C. Maintain reasonable and stable tax rates on businesses through efficient planning and delivery of public services.
- D. Uphold a high level of coordination and cooperation between public agencies and private interests in regard to developmental policies, programs, and projects by working with developers at an early stage.
- E. Direct commercial and industrial development to areas where existing public services are available or can be easily provided.
- F. Provide “digital” infrastructure and information technology throughout the community.
- G. Protect areas identified for employment uses on the future land use map in the Comprehensive Plan from expansion of residential uses.
- H. Provide public assistance of various types (i.e., land assembly, financial incentives, infrastructure improvements) as needed to encourage the redevelopment of commercial areas along the K-15 corridor.

4.5 Parks, Open Space, and Recreation

Goal: Provide parkland, recreation facilities, and open space areas commensurate with the population growth and the needs of expanding development areas.

Policies:

- A. Make community involvement a cornerstone of parks and recreation planning and decision making.
- B. Share the acquisition and development of parkland and conservation of open space among many cooperating partner agencies and organizations.
- C. Pursue opportunities for partnerships and development of facilities between the City, Sedgwick County, School District, Derby Recreation Commission, and non-profit community organizations.
- D. Use direct land acquisition, land donation, and/or land dedication to acquire open space through the subdivision process based on the future park needs identified by the Park Master Plan and the Comprehensive Plan.
- E. Expand programs and facilities for senior adults.
- F. Provide funding to implement the recommendations of the Parks and Open Space Master Plan.
- G. Provide funding for planning and development of parks and open space through a combination of public and private sources, including non-tax revenues such as user fees and foundation revenues.
- H. Place priority attention to capital improvements at the present city parks, such as providing additional parking and restrooms, as well as improvements to active and passive recreation facilities.
- I. Discontinue acquiring open space that cannot be developed into parks of at least 5-acres or larger, unless such land can be used as part of the hike and bike pathways system.

Goal: Develop a complete network of hike and bike paths to serve both existing and future development areas.

Policies:

- A. Place emphasis on developing walking and biking trails that link parks to each other and link neighborhoods to major community facilities, schools, and employment centers.
- B. Provide for city and regional hike and bike paths to utilize greenway linkages for new developments in the spring creek and dry creek

basins, with east-west linkages generally provided along major roadways.

- C. Require the design of new developments along a future city or regional hike/bike pathway corridor to provide adequate land area and access for the future construction of the pathway. The development design should provide multiple access points and linkages from areas within the development to the future pathway. Such access points and linkages should be funded and constructed entirely by the private development.

Goal: Protect and preserve natural and environmentally sensitive areas.

Policies:

- A. Preserve floodplain areas along creeks and drainage areas in the future growth areas for parkland, recreation, passive open space, buffers, and storm drainage purposes.
- B. Use parks, open space, drainage/greenways, and recreation areas to define and connect different neighborhoods, and as buffers between residential and nonresidential uses.
- C. Retain existing stands of trees and other native vegetation, as well as water and topographic features, through environmental reviews as part of the subdivision process.

Goal: Coordinate with regional partners to preserve and utilize natural resources, including plans for a regional park in Derby.

Policies:

- A. Coordinate with Kansas Department of Wildlife and Parks (KDWP), the Sedgwick County Parks Department, the Superintendent of Parks for the City of Wichita, and the South Arkansas River Greenway Committee to plan for a regional park in Derby.
- B. Coordinate with local developers to include linear parks in site plans—and to dedicate land to the public as a condition of subdivision plat approval—along the river, creating more public access in planned areas.
- C. Participate with regional efforts for an Arkansas River Access Plan from Hutchinson in Reno County, through Sedgwick County to Oxford in Sumner County.

4.6 Public Facilities and Services

Goal: Ensure all areas of the community and new growth areas are adequately served by community facilities.

Policies:

- A. Encourage the joint use of publicly owned lands by various governmental entities and organizations.
- B. Encourage the City, School District, and the Derby Recreation Commission to jointly use public facilities whenever possible, and improve the coordination of program development by appropriate groups and interests.
- C. Consider the communitywide location needs and the possible co-location of future school sites, public safety facilities, and other community facilities, such as libraries and community centers.
- D. Provide for and adequately fund the long term maintenance needs of streets throughout the community, including personnel and facilities needs capable of accommodating the needs of a growing community with a rapidly expanding street system.
- E. Provide comprehensive library services and programs for all population segments within Derby, adequately maintain current facilities, and provide for development of future facilities and utilization of advanced library technologies.

Goal: Provide the highest quality, most efficient, and most responsive public safety services available.

Policies:

- A. Extend public utilities and infrastructure in the most economic and efficient manner.
- B. Provide adequate financing for the costs associated with infrastructure extensions and facility needs to serve new growth areas.
- C. Maximize the community's infrastructure investment by directing new development to areas with available capacity.
- D. Utilize natural and man-made serve area boundaries (i.e. major ridgelines) to determine the economical and efficient extension of sewer services.
- E. Utilize the Comprehensive Plan's future land use map to plan in advance of development for the extension of sanitary sewer interceptors and mains at locations and with sizes which are cost effective.

- F. Discourage the use of septic tank/lateral fields and lagoons and eliminate such types of wastewater treatment when sanitary sewers are made available.
- G. Discourage the use of permanent lift or pumping stations. Temporary or short term pumping facilities should only be considered if they are designed to be removed from service when the wastewater collection system is extended.
- H. Protect public and private property from the impacts of storm water drainage.
- I. Preserve natural drainage courses, native vegetation, and riparian habitats, consistent with maintaining their flood carrying capacities.
- J. Encourage the extension of streets and bridge construction to make easy access by police, fire, and emergency services.