



STAFF REPORT

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

CASE NUMBER
RZ-2025-122

APPLICANT/PROPERTY OWNER
City of Arkansas City

PUBLIC HEARING DATE
December 9, 2025

PROPERTY ADDRESS/LOCATION
2200 E Chestnut Ave

SUMMARY OF REQUEST

The subject property is located at 2200 E Madison Ave. The surrounding area is comprised of residential uses. The property consists of approximately 0.54 acres. The project will be to erect a water tower. This will enhance water pressure and quality across the East Pressure Zone which includes the city east of the Walnut River. The applicant is requesting a rezone from an R-1, Low Density Residential District to a P, Public Use District. Staff recommend approval of the rezone.



Map data ©2025 Esri World Topographic map

EXISTING ZONING R-1, Low Density Residential District	EXISTING LAND USE Vacant	SURROUNDING ZONING & LAND USE North: R-1; Residential South: R-1; Agricultural East: R-1; Residential West: R-1; Vacant	SITE IMPROVEMENTS None	SIZE OF PROPERTY 0.54 acres
--	-----------------------------	---	---------------------------	--------------------------------

STAFF RECOMMENDATION

☒ **APPROVE**

☐ **APPROVE WITH CONDITIONS**

☐ **DENY**

COMPATIBILITY with the COMPREHENSIVE PLAN

The Future Land Use portion of the Comprehensive Plan designates this property as commercial as that was the use in 2014 when the maps were originally drawn. The use remained commercial in 2022 when the maps were updated. The properties to the south are industrial. The West Madison Ave Corridor is largely a mix of commercial and industrial. There is a goal in Chapter 4 of the Plan to "Attract new industries and businesses that complement our economy and labor force." This expansion will add 3-5 jobs to the local economy with a possibility for additional jobs in the future. There is also a goal in Chapter 8 of the Plan to "Provide adequate and appropriate areas for industrial land uses" with an action of "Industrial areas should have convenient access to highways and railroad facilities." This property is located along US-166 Highway.

PROPERTY HISTORY

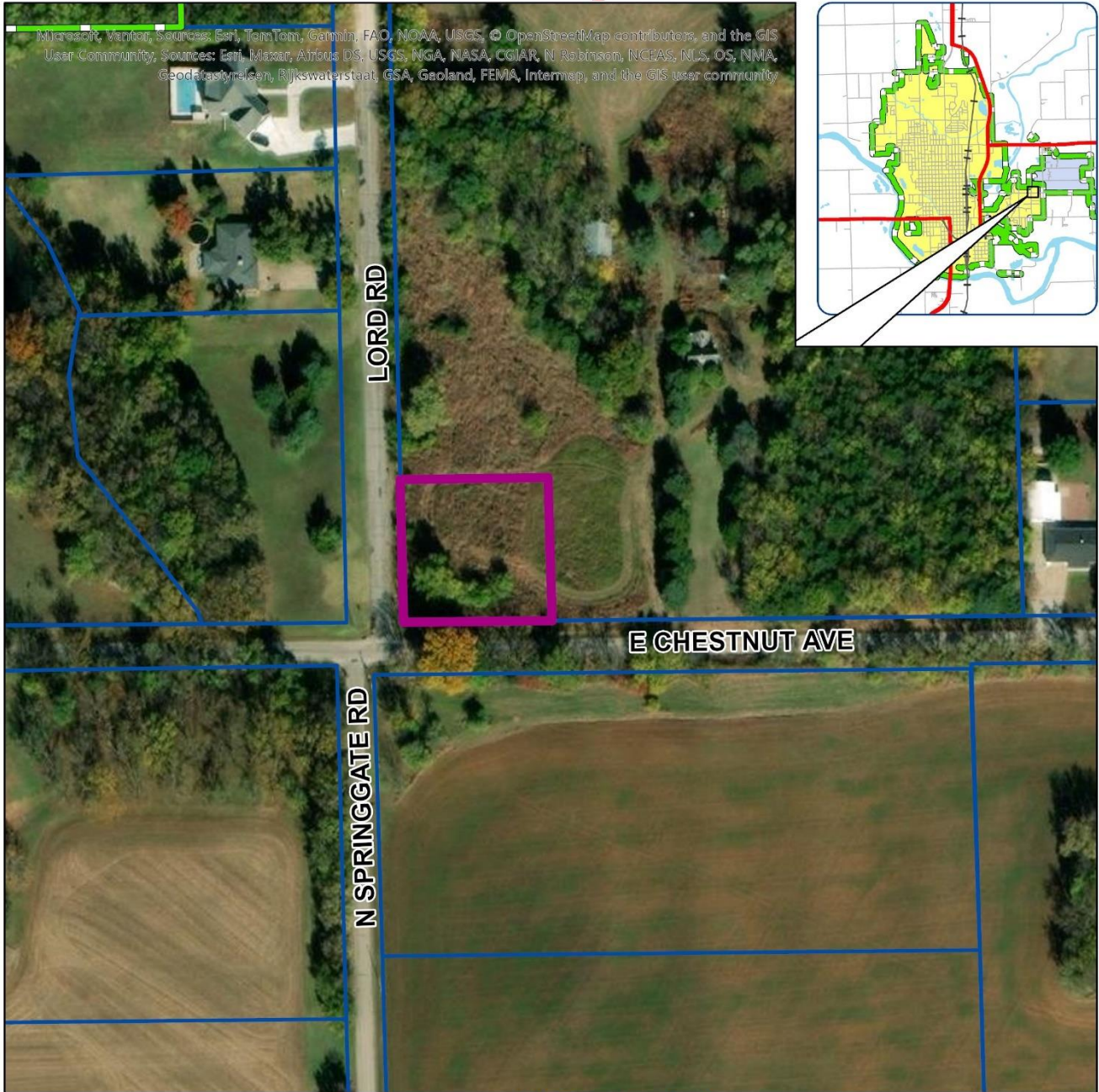
This property was annexed into the city in 1986. It was part of a larger property but was the subject of a lot split in 2025, when the property was purchased by the city.

COMPATIBILITY with the ZONING ORDINANCE

The surrounding area is comprised of residential uses. The "P" Public Use District is intended for application to sites in public ownership and used for major public facilities. The change in classification would be consistent with the intent and purpose of these regulations.

Area map

Rezone Request



A request to rezone 2200 E Chestnut Ave from
R-1, Low Density Residential District to
P, Public Use District

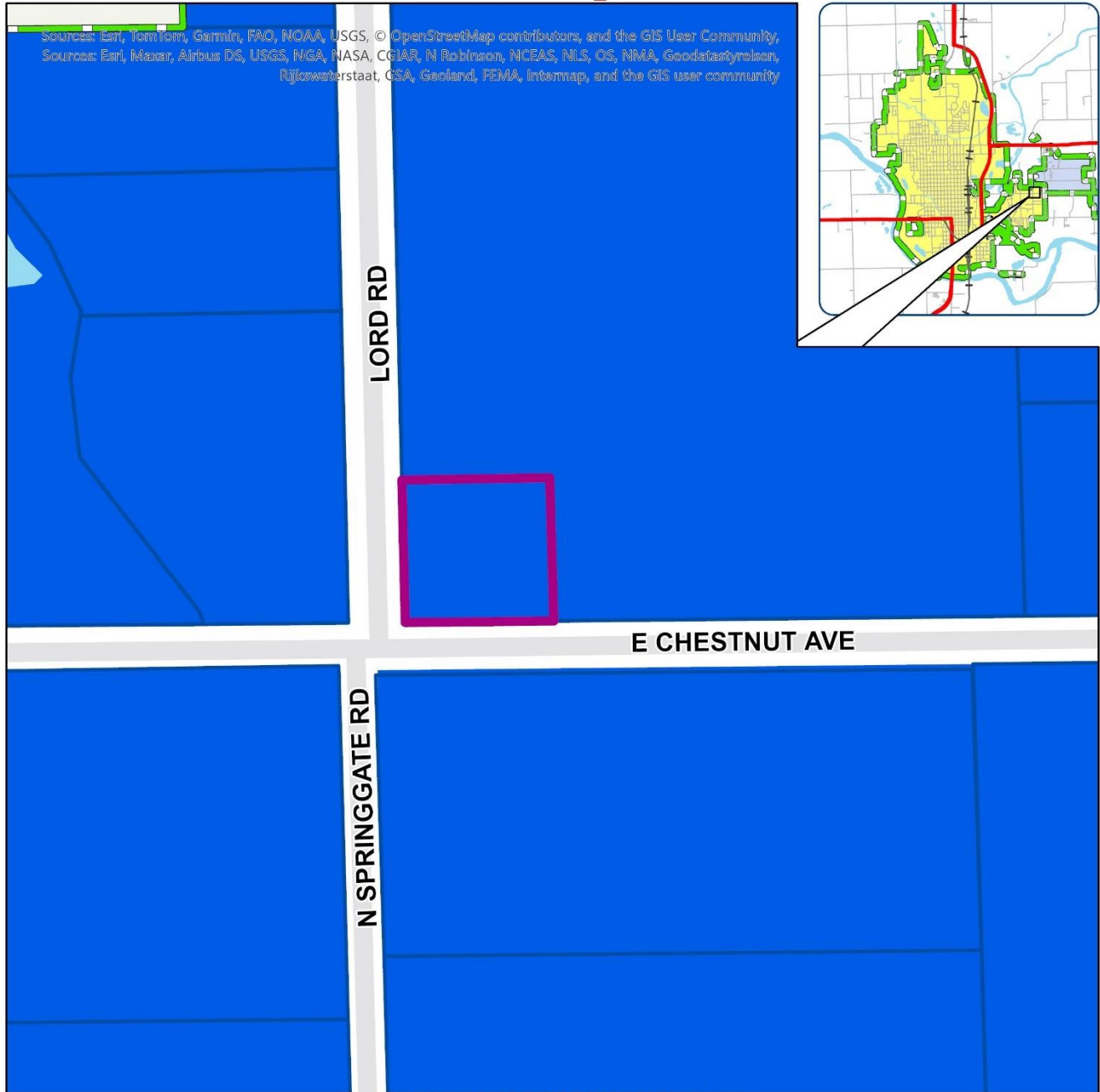
- City Limits
- Rezone
- Property Lines

Produced by the
City of Arkansas City GIS
using the best available
data to date.
Created: November 13, 2025

Arkansas City
KANSAS

Future Land Use map

Rezone Request



A request to rezone 2200 E Chestnut Ave from
R-1, Low Density Residential District to
P, Public Use District

-  City Limits
-  Rezone
-  Property Lines
- Future Land Use**
-  Residential

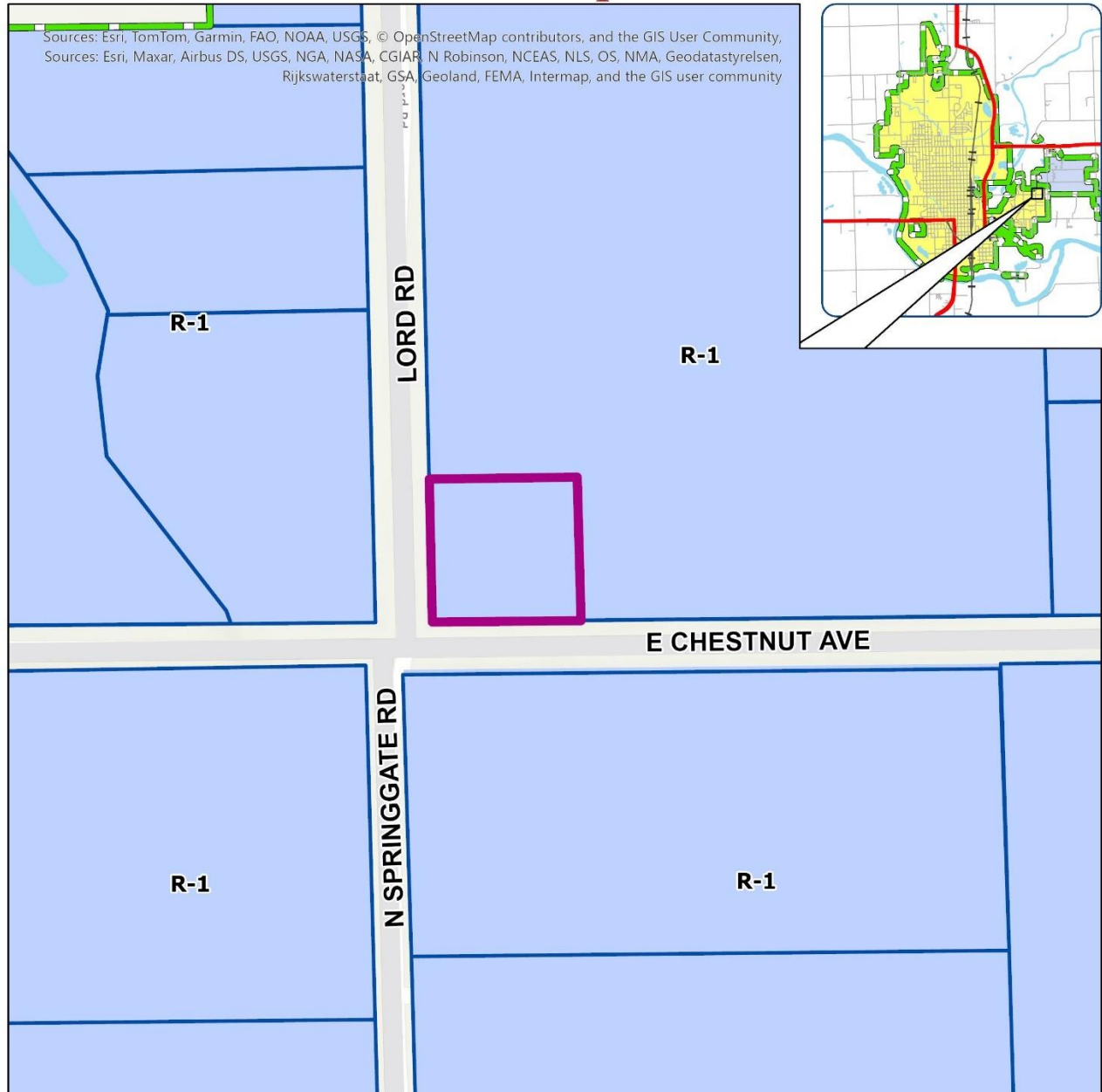
Produced by the
City of Arkansas City GIS
using the best available
data to date.
Created: November 13, 2025

Arkansas City
KANSAS



Zoning map

Rezone Request



A request to rezone 2200 E Chestnut Ave from
R-1, Low Density Residential District to
P, Public Use District

City Limits

Rezone

Property Lines

Zoning Districts

R-1, Low Density Residential
District

Produced by the
City of Arkansas City GIS
using the best available
data to date.
Created: November 24, 2025

Arkansas City
KANSAS

SAVED 9/30/2025 1:16:49 PM BY JAKEEXLEY
PLOTTED 10/14/2025 2:06:28 PM BY KURTIS DEKAT
C:\DCA\DCDC\SPEC HUBB\27346-002 ARKANSAS CITY E PRESSURE ZONE\PROJECT
FILE\DESIGN\27346-002-CJ203.DWG



Arkansas City
KANSAS

EAST PRESSURE ZONE
IMPROVEMENTS
WATERLINE, PUMP STATION AND
WATER TOWER
ARKANSAS CITY
COMLEY COUNTY, KANSAS

CU203

WATER TOWER SI

JOB NO.	237346-002
DATE	SEPTEMBER 2025

NA

ERL

PR
E,
VAT
RKA
Y C

UNIVERSITY OF SA
SOUTH AFRICA

ENT
STA
CIT
, K

NO

ND

IV

ca
K A



s

ty

1

ENGINEERING
H. TOPP
316

CONSTRUCTION
WICHITA
MAY 1992

ASPPA
67202
10001

Findings

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

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

The surrounding area is comprised of residential uses. The “P” Public Use District is intended for application to sites in public ownership and used for major public facilities. The change in classification would be consistent with the intent and purpose of these regulations.

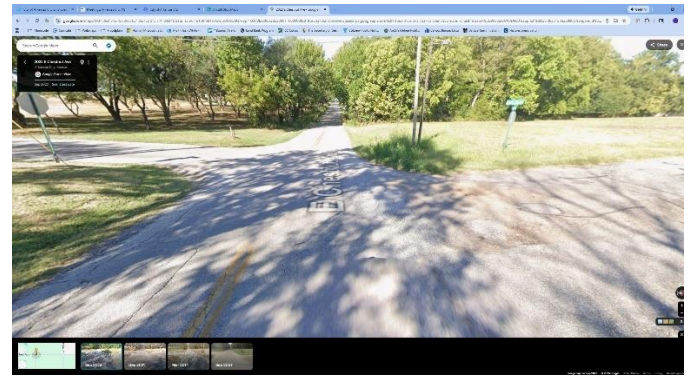
2. The character and condition of the surrounding neighborhood and its effect on the proposed change.

The surrounding area is comprised of residential uses.

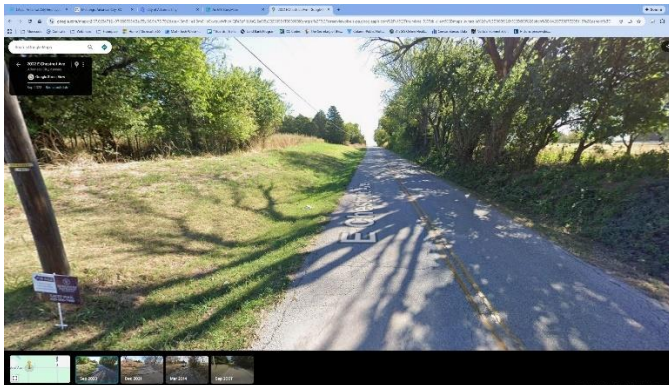
Neighborhood Photos



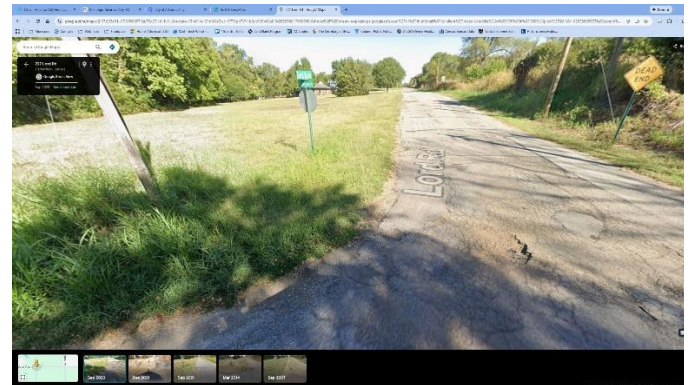
Subject Property 2200 E Chestnut Ave. Google Streetview from September 2023



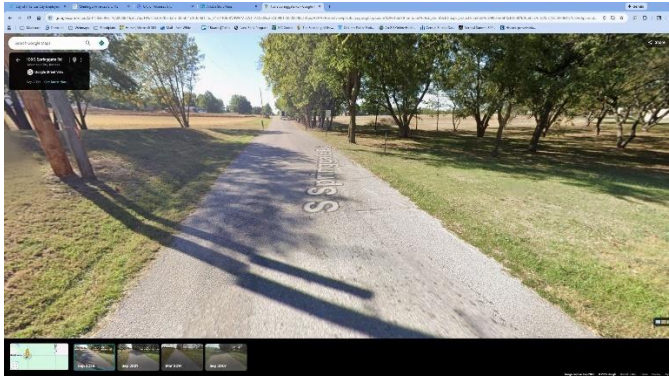
Looking West along Chestnut Ave. Google Streetview from September 2023.



Looking East along Madison Ave. Google Streetview from September 2023.



Looking North along Lord Rd. Google Streetview from September 2023.



Looking South along Springgate Rd. Google Streetview from September 2023.

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

The current residential district allows the proposed use but with extra restrictions. The proposed use is public use and meets the intent of the district.

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

The properties surrounding the site are residential. The proposed use is public use which are normally compatible with residential uses. The change in classification would be compatible with the nearby properties.

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

Public uses are normally considered compatible with residential uses. The proposed project of a water tower is a necessary upgrade to the infrastructure of the neighborhood.

6. **The suitability of the applicant's property for the uses to which it has been restricted.**

The property is currently zoned for residential use. The area is suitable for residential uses but some public uses are necessary to enhance the infrastructure of a residential area.

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

The property has been split from a residential property. The new lot has never been developed.

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

This project is an upgrade to the water facilities of the neighborhood and will enhance water pressure for the entire East Pressure Zone.

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

An engineering study concluded that this was the best site for the water tower to be located.

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

The Future Land Use portion of the Comprehensive Plan designates this property as residential as that was the use in 2014 when the maps were originally drawn. The use remained residential in 2022 when the maps were updated. Public uses are often necessary within residential areas in order to provide proper infrastructure for the neighborhoods. This project helps fulfill the goal from Chapter 6 to "Make necessary improvements to the water treatment and distribution infrastructure "and specifically addresses the action to "Upgrade east pressure zone pump station and add Water tower."

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

The proposed project will greatly enhance the public health, safety, and general welfare of the neighborhood by providing sufficient water pressure for firefighting and enhancing water quality to ensure the greatest public health outcomes for the neighborhood.

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

13. The recommendations of professional staff.

It is the recommendation of staff that the requested rezoning R-1 to P be approved based on the following conclusions:

- The proposed project directly meets a goal from the Comprehensive Plan
 - The proposed project enhances the water infrastructure of the neighborhood.
 - Public uses are generally compatible with residential neighborhoods.
-