



PEC Project No: 237346-003
Project Name: Arkansas City Site Development Master Planning
RE: REVIEW OF EXISTING REGULATIONS, POLICIES, AND PLANS

ZONING REGULATIONS

The site is currently zoned R-1 Low-Density Residential District, which is the most restrictive residential district. R-1 permits Single-Family Dwellings on lots greater than 6,000 square feet, and Two-Family Dwellings are permitted by Conditional Use with a minimum lot area of 4,000 square feet per dwelling unit. The Zoning Regulations include two other residential zoning districts. A comparison of permitted uses is included in the table below:

	R-1	R-2	R-3
Single-family dwelling	P	P	P
Two-family dwelling	C	P	P
Three or more dwellings	NP	C	P

P = Permitted | C = Conditional Use | NP = Not Permitted

Minimum lot areas (sf.) for each district are included below:

	R-1	R-2	R-3
Single-family dwelling	6,000	5,600	5,600
Two-family dwelling	4,000	3,000	3,000
Three-family and four dwelling	-	2,000	2,000
Five or more family dwelling	-	2,000	1,500

Minimum setbacks (ft.) for each district are included below:

	R-1	R-2	R-3
Front	25	25	15
Side	20	10	10
Rear	30	20	20

Other relevant districts include:

Housing Opportunity Overlay District (HO-O) - The Housing Opportunity Overlay District (HO-O) can be applied to any R-1, R-2 or R-3 zoned property. It allows for higher density development, intended to achieve lower development costs, and in turn lower-cost housing. Other development incentives are provided to encourage construction of affordable housing, again responding to housing goals and objectives set out in this Plan.

Mixed-Use District (MU) – The Mixed-Use District (MU) allows for a number of potential residential-commercial mixes, all subject to approved design standards. This district is most suitable for areas which are intended to have both residential and low-intensity commercial uses side-by-side. In a nutshell, property zoned MU can be used for any land use permitted in the proposed R-1, R-2, C-1 or C-2 districts. Conditional uses in those same four districts are also conditional uses allowed in the MU district.

Planned Unit Development District – Standard PUD district and provisions.

Other Specific Use Regulations:

Zero-lot line – Zero-lot line development is permitted when submitted as part of a new subdivision plat or an amendment to an existing subdivision.

Attached Single-Family Dwellings/Townhouses – Permitted in PUDs or in R-2 and R-3 districts, subject to supplemental regulations.

Required off-street parking for residential uses are included below:

Single-family dwelling	2 per dwelling unit
Two-family dwelling	2 per dwelling unit
Multi-family dwelling	1 per dwelling unit

SUBDIVISION REGULATIONS

Streets

Minimum requirements for right-of-way and pavement width for streets, alleys, and public ways:

	Right-of-Way	Pavement	Lane Width
Arterial	120'	41'	14'
Collector	80'	35'	14'
Local – Residential*	50'	-	12'
Local – Industrial & Commercial	70'	-	12'
Cul-de-sac	50' (r = 40')	-	-
Marginal Access, Frontage, One-Way	50'	-	-
Marginal Access, Frontage, Two-Way	60'	-	-
Alley – Residential	20'	-	-
Alley – Industrial & Commercial	30'	-	-
Pedestrian Way	10'	-	-
Bicycle Path	10'	-	-
Sidewalks*	-	4'	-

*Additionally, streets with adjacent lot sizes of less than 30,000 square feet shall have a minimum roadway width of 32'. Streets with adjacent lot sizes of more than 30,000 square feet or more shall have a minimum roadway width of 24' with a 4' shoulder. The requirement for sidewalks may be waived in subdivisions minimum lot areas of 30,000 square feet.

The Subdivision Regulations define an alley as secondary access and appear to consider residential alleys on a case-by-case basis. The Regulations state that alleys may be required in commercial, industrial, and residential areas. However, “alleys should be avoided in residential areas except where alleys of adjoining subdivisions would be closed or shut-off by failing to provide alleys in the adjoining subdivision.”

Parks, Recreation, & Open Space

Section 5-201 requires a property owner to “dedicate or reserve land for public park purposes, or pay a fee in lieu of dedication, or select a combination of dedication or reservation and a fee.” Subdivisions comprised of less than 20 acres are exempt. The amount of dedication is based on the proposed development’s density permitted by the zoning district classification of the

property being subdivided. Private open space for park and recreational purposes may be credited for up to 50% of the requirement. The percentages below are calculated based on total acreage included in the subdivision exclusive of public right-of-way and easements.

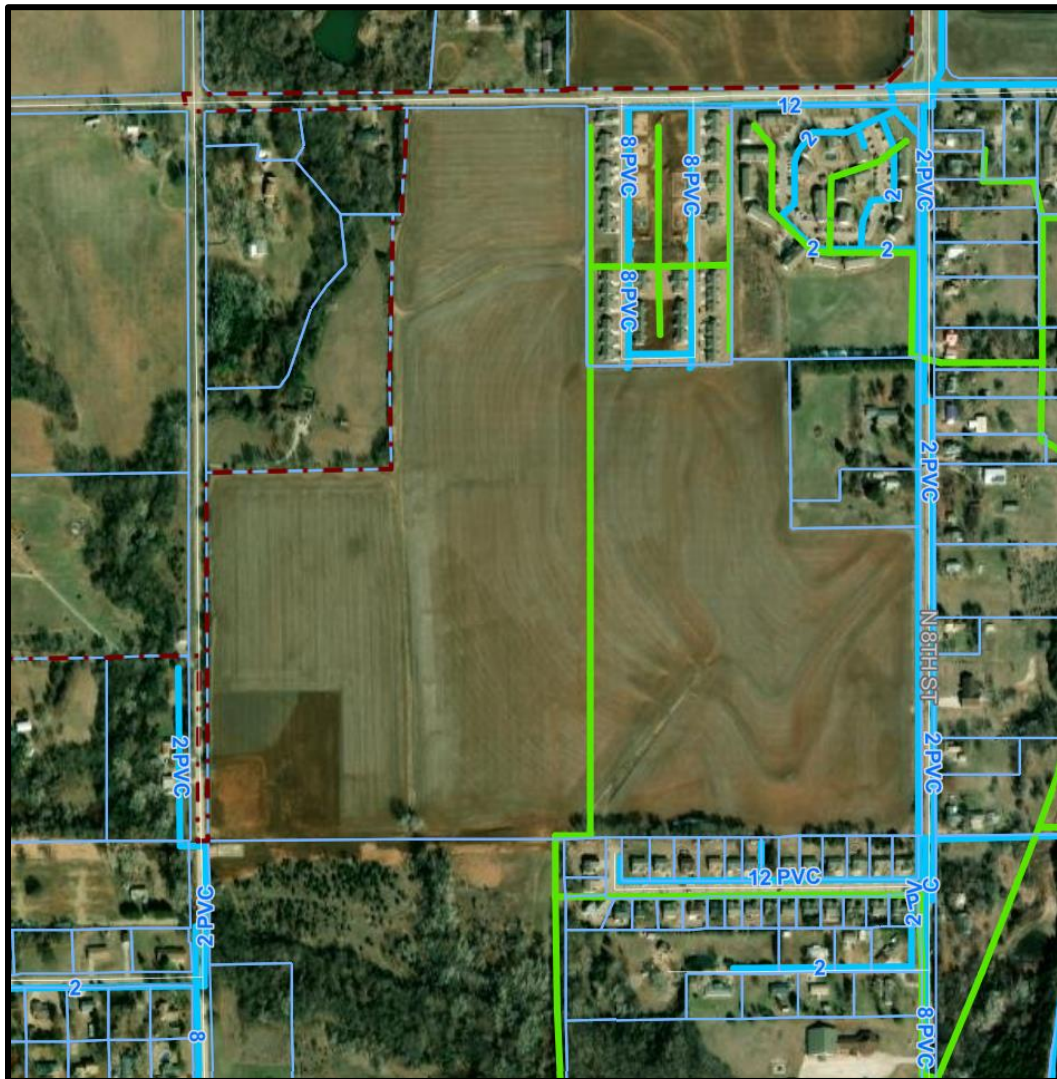
Required Dedication	
R-1 Low Density Residential	5%
R-2 Medium Density Residential	6%
R-3 High Density Residential	8%

All property dedicated shall meet the following standards:

- No less than 2 contiguous acres
- Minimum 200' at the narrowest dimension
- Minimum 200' of public street frontage

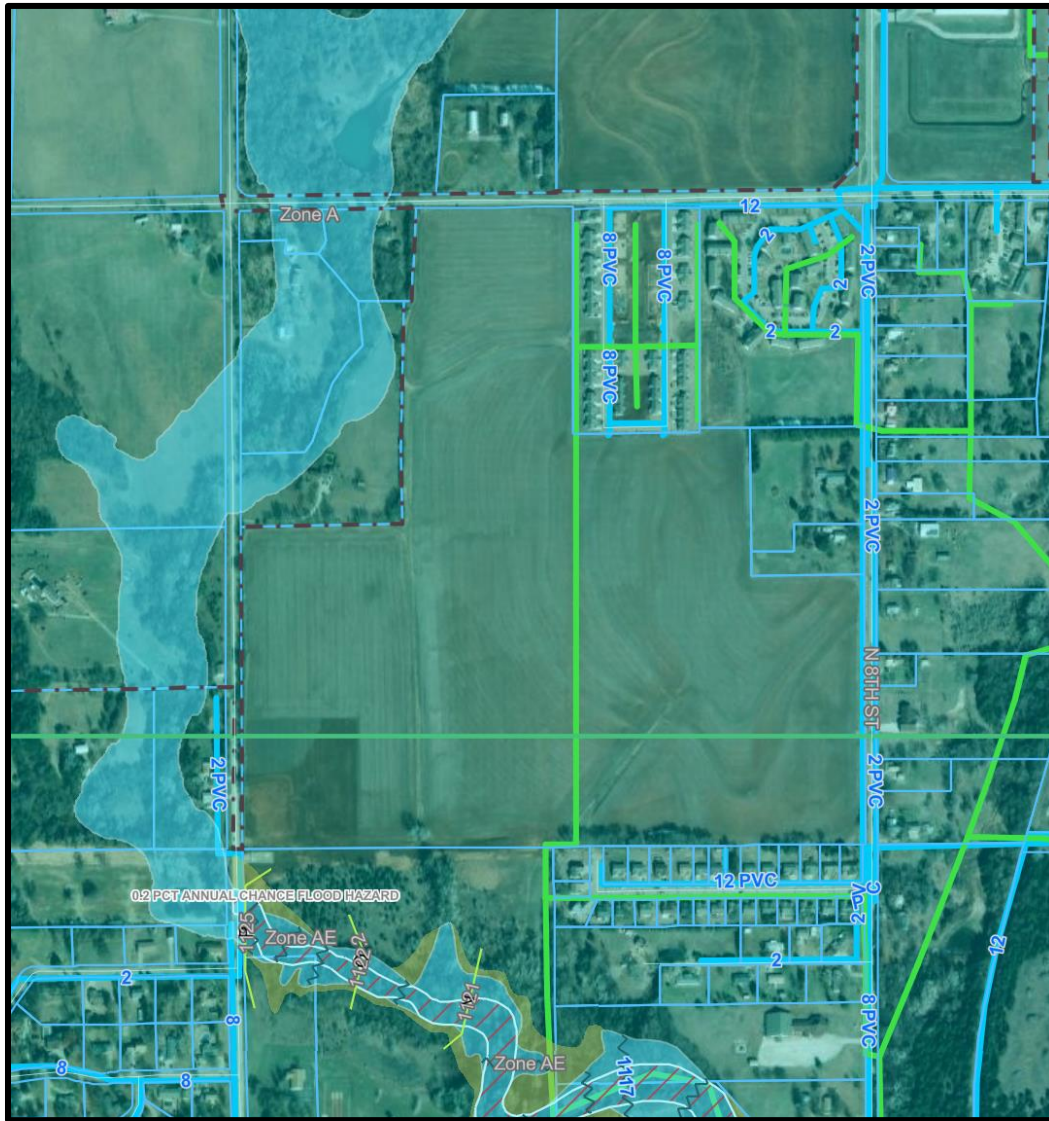
PUBLIC UTILITIES

Public sanitary sewer is provided via an 8" line that bisects the subject property north-south. An 8" public water main is located in the Compass Point Addition to the northwest of the subject property, and a 12" water main is located south in the Forrest Glenn Addition.



NATURAL FEATURES

Floodplain exists south and west of the subject property.



ADJACENT SUBDIVISIONS, ZONING, & LAND USE PATTERN

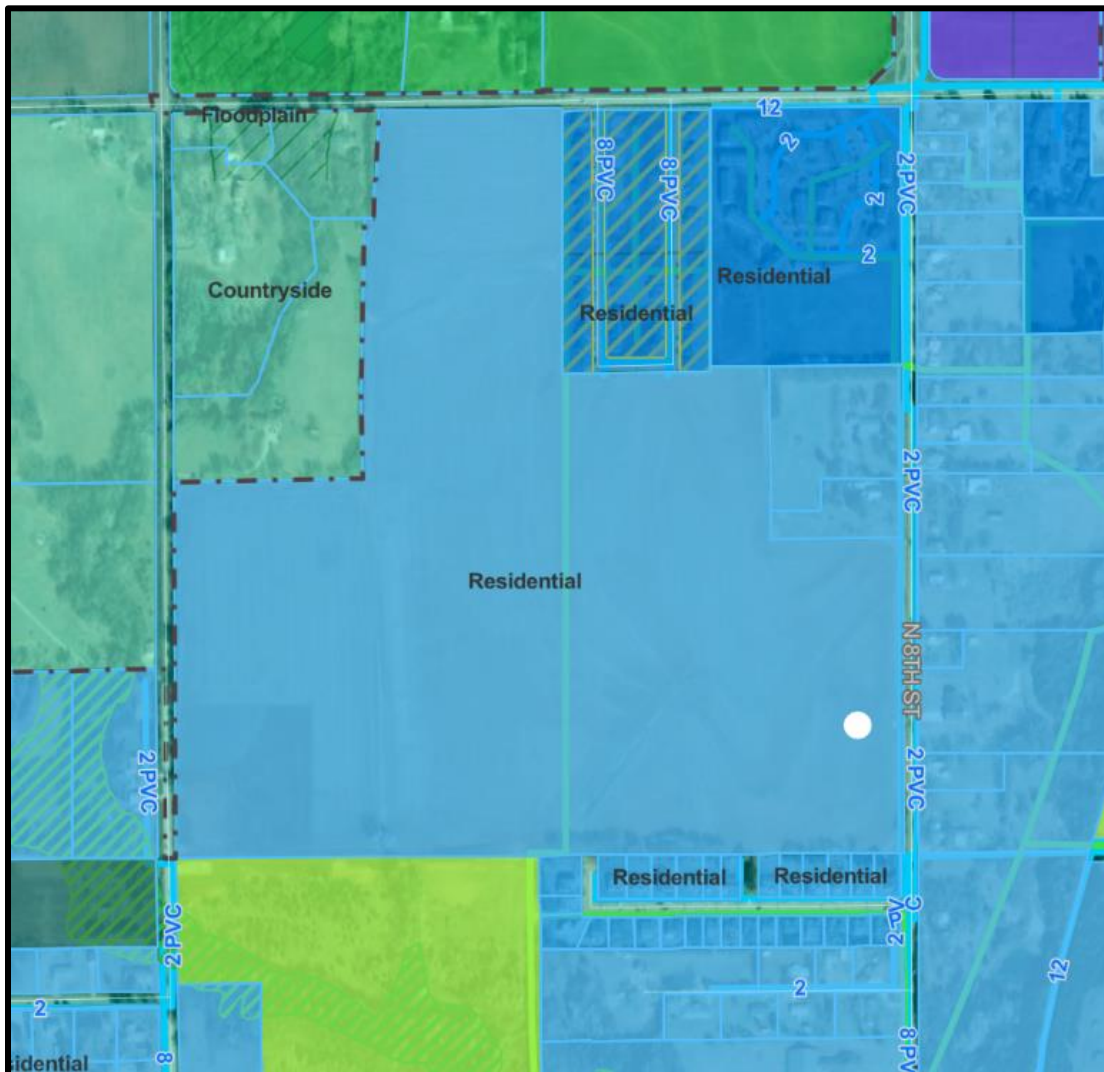
	Subdivision(s)	Zoning
North	Meadow Walk Addition Compass Point Addition	County Zoning R-3 High Density Residential HO-O Housing Opportunity Overlay
East		R-1 Low Density Residential
South	Forrest Glenn Addition	R-2 Medium Density Residential P Public Use District
West		County Zoning R-1 Low Density Residential

The surrounding area is generally characterized by residential uses fronting Eighth Street and Skyline Road with a transition in scale moving west from the intersection.

Moderate-density residential development on this site could serve as a buffer between the higher-density residential uses and the rural residential properties located outside of city limits, to the west.

Goff Industrial Park, a major employment center, is located just north of the site on the NE corner of Eighth and Skyline. Creekstone Farms and KAN-PAK are located here and employ more than 1,400 people. Abutting the site to the south is Arkansas City High School.

The City anticipates additional commercial development in the northwest portion of the city, west of Summit and north of West Radio Lane. As the commercial development is expected to occur alongside existing and new residential uses, Mixed-Use is appropriate here. This development is expected due to new multi-family housing projects nearby, as well as continued single-family home construction, and the location of the high school. There is a need for a wastewater facility, possibly a package plant, at some location east of North 8th Street and north of West Radio Lane. This will help supply the infrastructure needed to support continued development in this area, which will remain predominantly residential. The Future Land Use Map designates the site as appropriate for residential development.



COMPREHENSIVE PLAN (2022)

Housing - The 2022 Comprehensive Plan supports the development of “a wide variety of housing and neighborhood types ranging from traditional and historic neighborhoods to modern subdivisions.”

Housing Goal 1. Encourage the availability of housing for all ages and income groups
To this end, the City should include a variety of neighborhoods consisting of single-family site-built homes, and manufactured housing, townhouses, and multi-family housing structures, located consistent with the future land use map.“

Transportation – The plan supports “neighborhoods with walkable destinations.” And supports “density and a mix of land uses to promote active transportation by bringing destinations closer together.”

HOUSING ASSESSMENT TOOL (2021)

The tool identified multiple housing needs, with three standing out:

1. Low- and moderate-income single-family housing
2. Senior housing
3. Apartments

NEIGHBORHOOD REVITALIZATION PROGRAM

The current NRP is in effect until December 31, 2030. The rebate period for eligible residential projects is 10 years, 7 years for commercial and industrial projects, and 10 years for residential and commercial projects in the Historic District. Rebate amounts are as follows:

	Rebate Period	Rebate Amount
Single-Family Residential	10 Years	90% (up to \$250k value)
Multi-Family Residential	10 Years	90% (up to \$250k value per unit)
Commercial & Industrial	7 Years	75% (up to \$500,000)
Historic District (all types)	10 Years	100%

The City, Cowley County, USD #470, and Cowley County Community College are participants in the Plan per interlocal agreement.

The subject property is not currently in the adopted Neighborhood Revitalization District, which presents a development challenge. The City Commission has the option to evaluate eligibility in the Plan on a case-by-case basis, but the properties must be “blighted”. Depending on the City’s definition of “blight”, the Plan may need to be amended if the City wishes to extend the Plan to the subject property.