



ARKANSAS CITY NORTH 101

CONCEPT LAND USE PLAN



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PHASE 1 | SITE DISCOVERY

UTILITIES

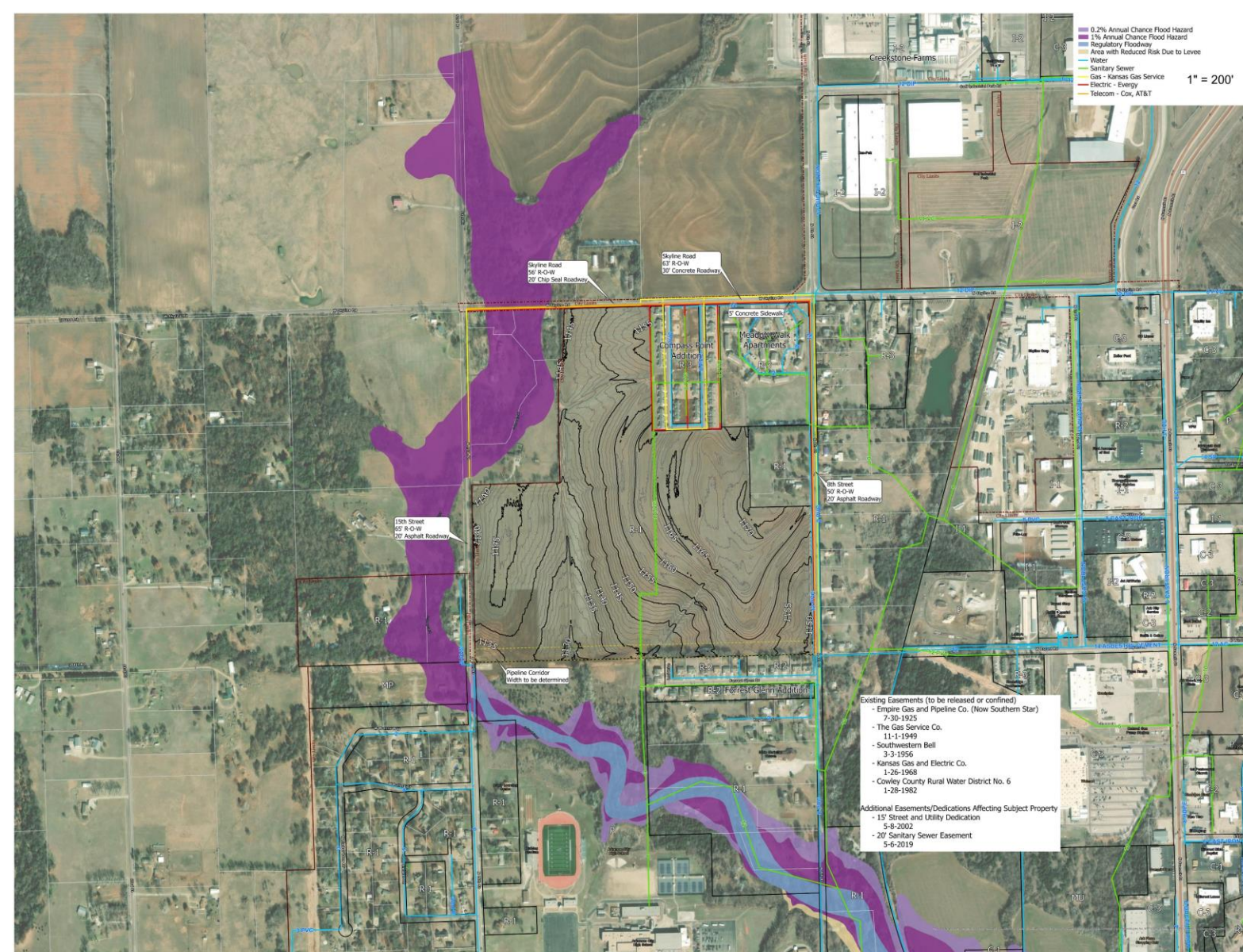
- Existing 8" Sanitary Sewer
- Existing 8" and 12" Water Mains
 - City service
- Kansas Gas Service
- Evergy Electric Service
- Cox Communications and AT&T

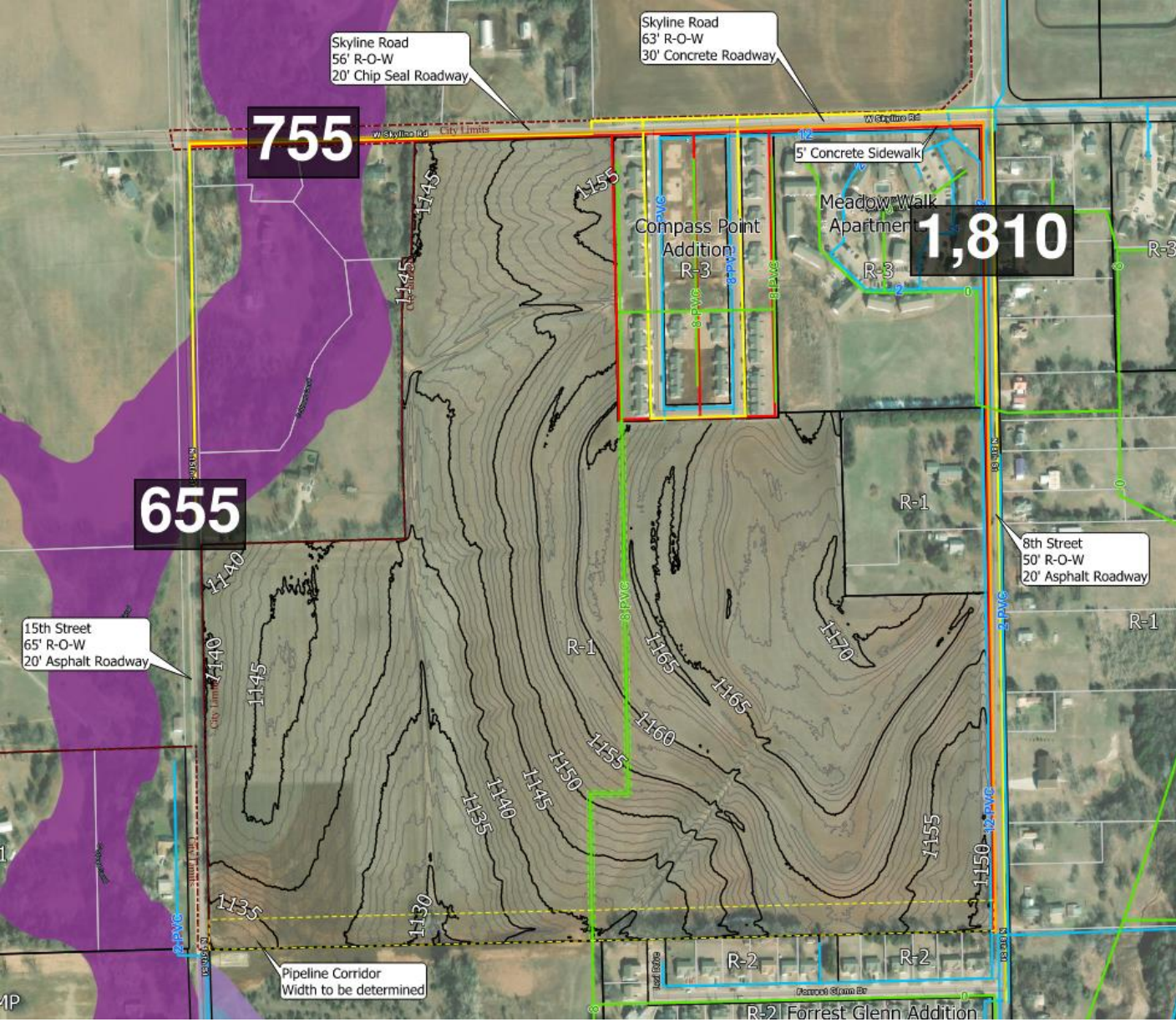
NATURAL FEATURES

- Floodplain West and South
- Generally sloped Northeast to Southwest

TRANSPORTATION

- Existing Right-of-Way
 - Skyline Road = 56'-63' (755 AADT)
 - 8TH Street = 50' (1,810 AADT)
 - 15TH Street = 65' (655 AADT)
- Sidewalks
 - Skyline Road = 5'





ANNUAL AVERAGE DAILY TRAFFIC

8 TH STREET	1,810
SKYLINE ROAD	755
15 TH STREET	655



PHASE 1 | SITE DISCOVERY

SITE & ADJACENT ZONING

*

R-1 LOW DENSITY RESIDENTIAL

N

COUNTY ZONING
R-3 HIGH DENSITY RESIDENTIAL
HO-0 HOUSING OPPORTUNITY
OVERLAY

E

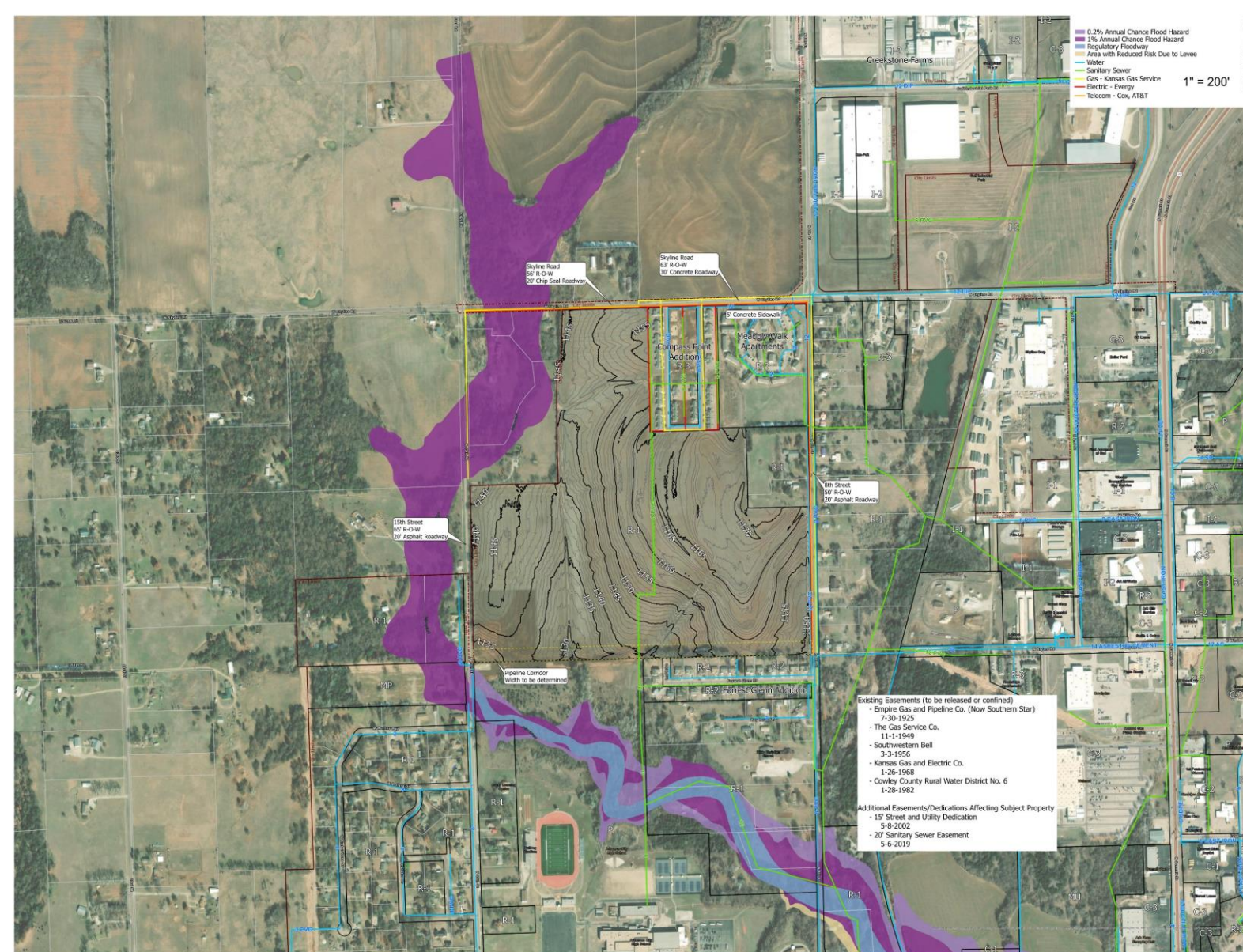
R-1 LOW DENSITY RESIDENTIAL

S

R-2 MEDIUM DENSITY RESIDENTIAL
P PUBLIC USE

W

COUNTY ZONING
R-1 LOW DENSITY RESIDENTIAL

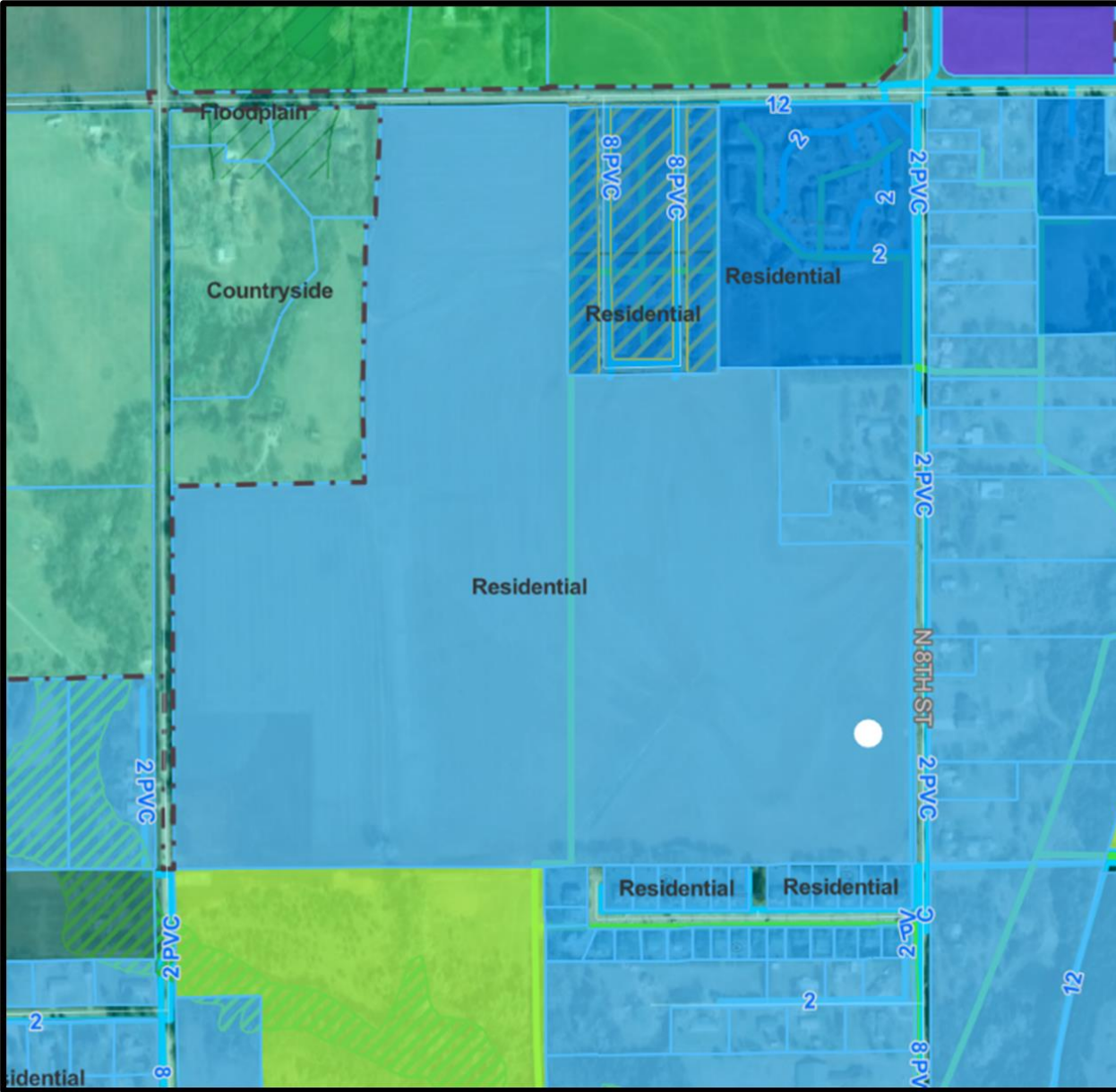


2022 COMPREHENSIVE PLAN

- Supports the development of “a wide variety of housing and neighborhood types ranging from traditional and historic neighborhoods to modern subdivisions.”
- Supports 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...”
- Supports “neighborhoods with walkable destinations”
- Supports “density and a mix of land uses to promote active transportation by bringing destinations closer together

2021 HOUSING ASSESSMENT TOOL

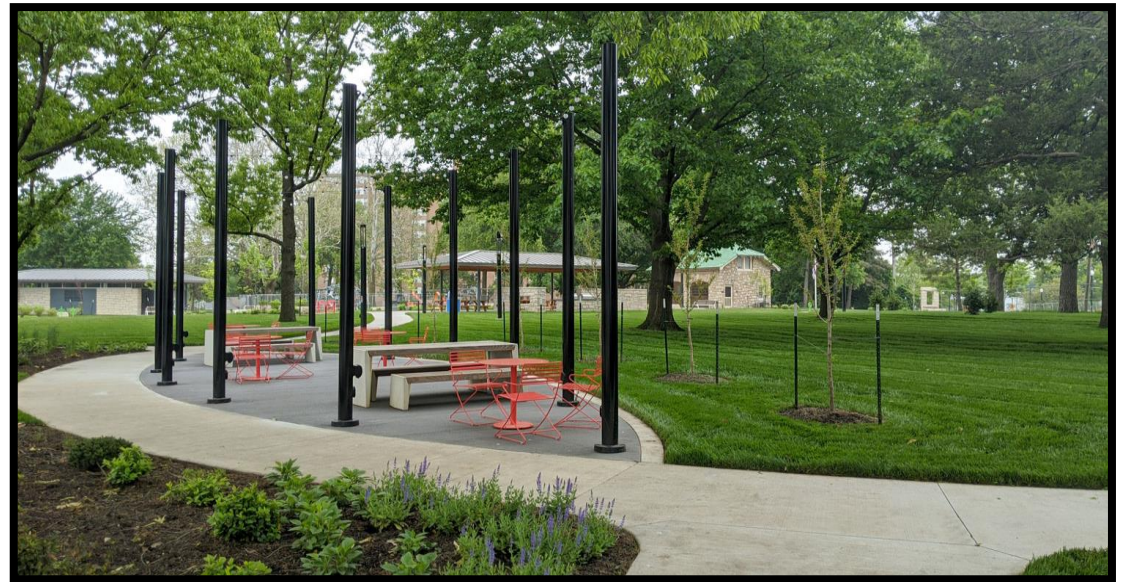
- Needs:
 1. Low- and Moderate-Income Single-Family
 2. Senior Housing
 3. Apartments





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PHASE 2 | CONCEPT LAND USE







SINGLE FAMILY - TRADITIONAL

**2-5 DU / ACRE
2,000+ SF**



SINGLE FAMILY – ALLEY LOADED

**5-10 DU / ACRE
1,000+ SF**



TOWNHOME

**5-12 DU / ACRE
1,000+ SF**

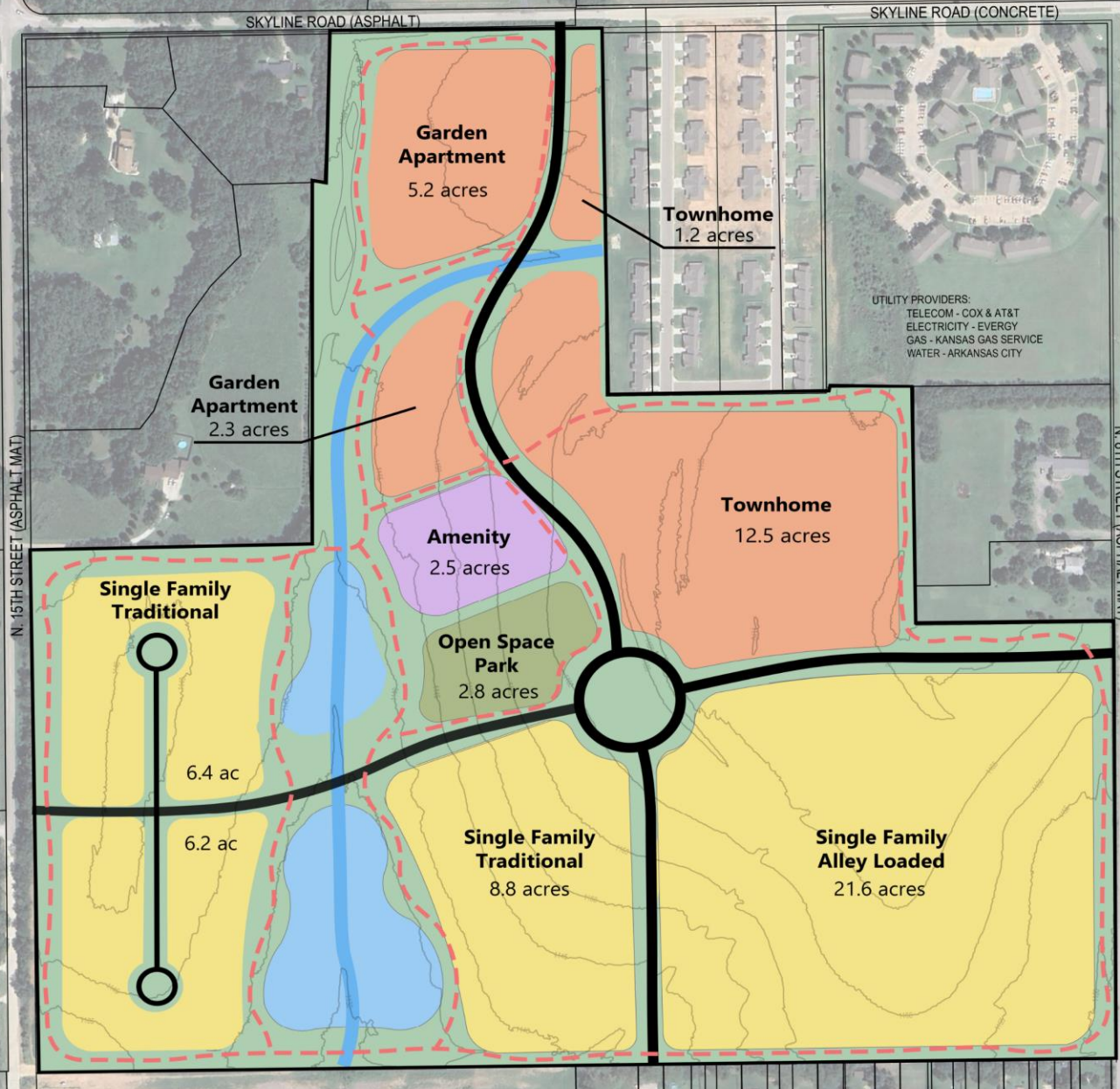


GARDEN APARTMENT

**20-25 DU / ACRE
600+ SF**

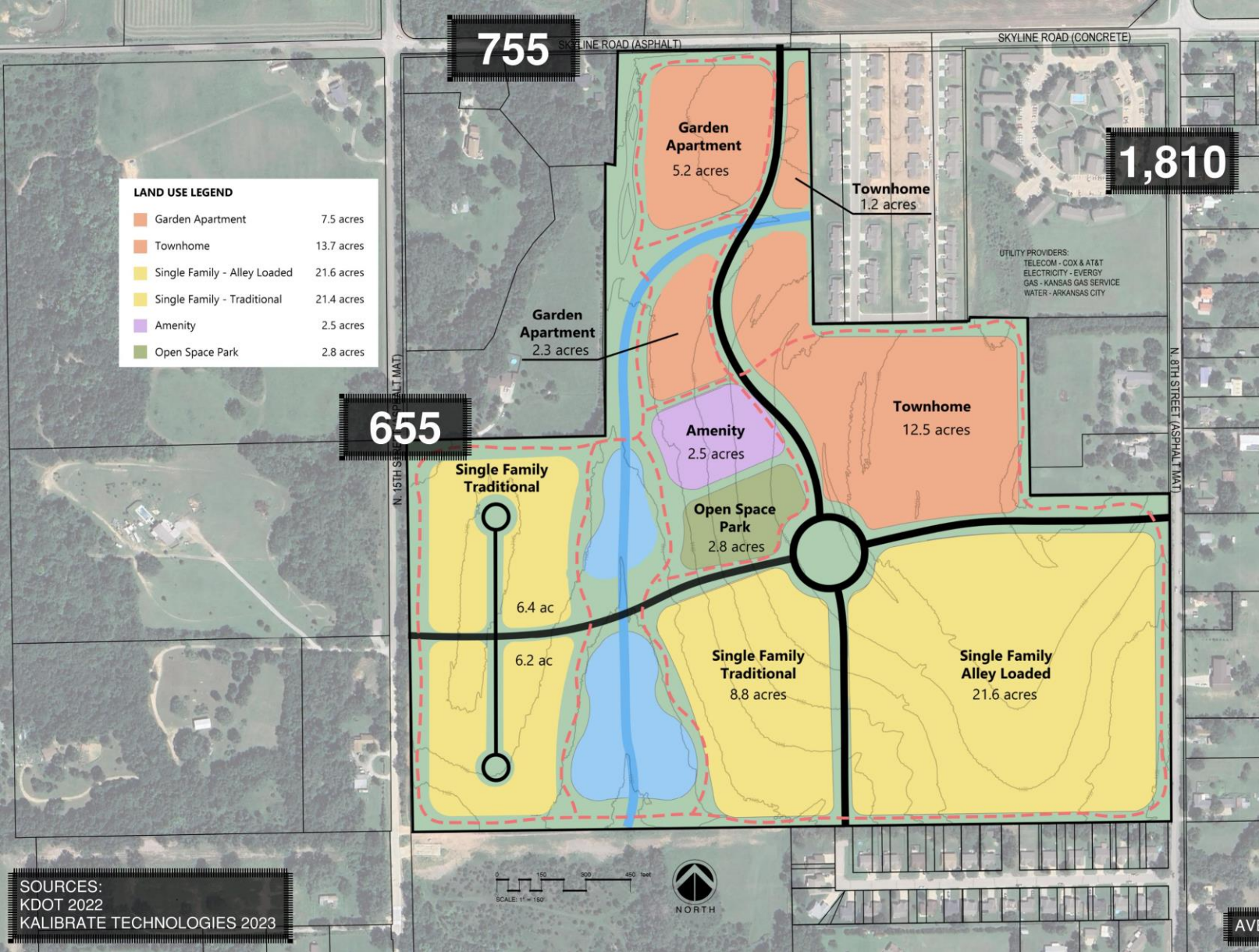
LAND USE LEGEND

	Garden Apartment	7.5 acres
	Townhome	13.7 acres
	Single Family - Alley Loaded	21.6 acres
	Single Family - Traditional	21.4 acres
	Amenity	2.5 acres
	Open Space Park	2.8 acres



SUMMARY

LAND USE	ACRES	DU / ACRE	# OF UNITS
SINGLE FAMILY – TRADITIONAL	21.4	2-5	32-80
SINGLE FAMILY – ALLEY LOADED	21.6	5-10	81-162
TOWNHOME	13.7	5-12	51-123
GARDEN APARTMENT	7.5	20-25	113-141
OPEN SPACE / AMENITY	5.3	-	-
TOTAL			277-506



TRAFFIC IMPACTS

- This information is included for demonstration and discussion purposes only.
 - Assumption = 10 trips / dwelling unit
 - Addition of 2,770 and 5,060 daily trips at full-build out
 - Distribution of trips indetermined

PLANNING LEVEL CAPACITY

2-Lane	1,000
2-Lane (with left turn lanes)	18,300
4-Lane (with left turn lanes)	36,800
6-Lane (with left turn lanes)	55,300

Source: Highway Capacity Manual, Sixth Edition



CONCEPT LAND USE PLAN



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PHASE 3 | PUBLIC ENGAGEMENT

PLANNING COMMISSION PRESENTATION

JULY 9, 2024

- Potential improvements to adjacent streets are important to consider – also impacts existing drainage concerns
- Generally agreed with the balance of land uses
- Reiterated the importance of respecting the existing land uses abutting the property
- Consider the impact on the schools
- The need for sidewalk improvements on 8th Street, Skyline Road, and ultimately 15th Street with the expectation that these will develop in phases

PUBLIC OPEN HOUSE FIRST CHURCH OF THE NAZARENE JULY 23, 2024

—28 ATTENDEES

—AVERAGE ATTENDEE PROFILE

—54-64 IN AGE

—+\$100,000 ANNUAL INCOME

—FAMILY SIZE OF 2

—LIVES DIRECTLY ADJACENT TO THE PROPOSED PLAN

COMMENT CARD


Age:
18 to 24
25 to 34
35 to 44
45 to 54
55 to 64
65+


Income:
\$0 to \$24,999
\$25,000 to \$34,999
\$35,000 to \$49,999
\$50,000 to \$74,999
\$75,000 to \$99,999
\$100,000+

Family Size: _____

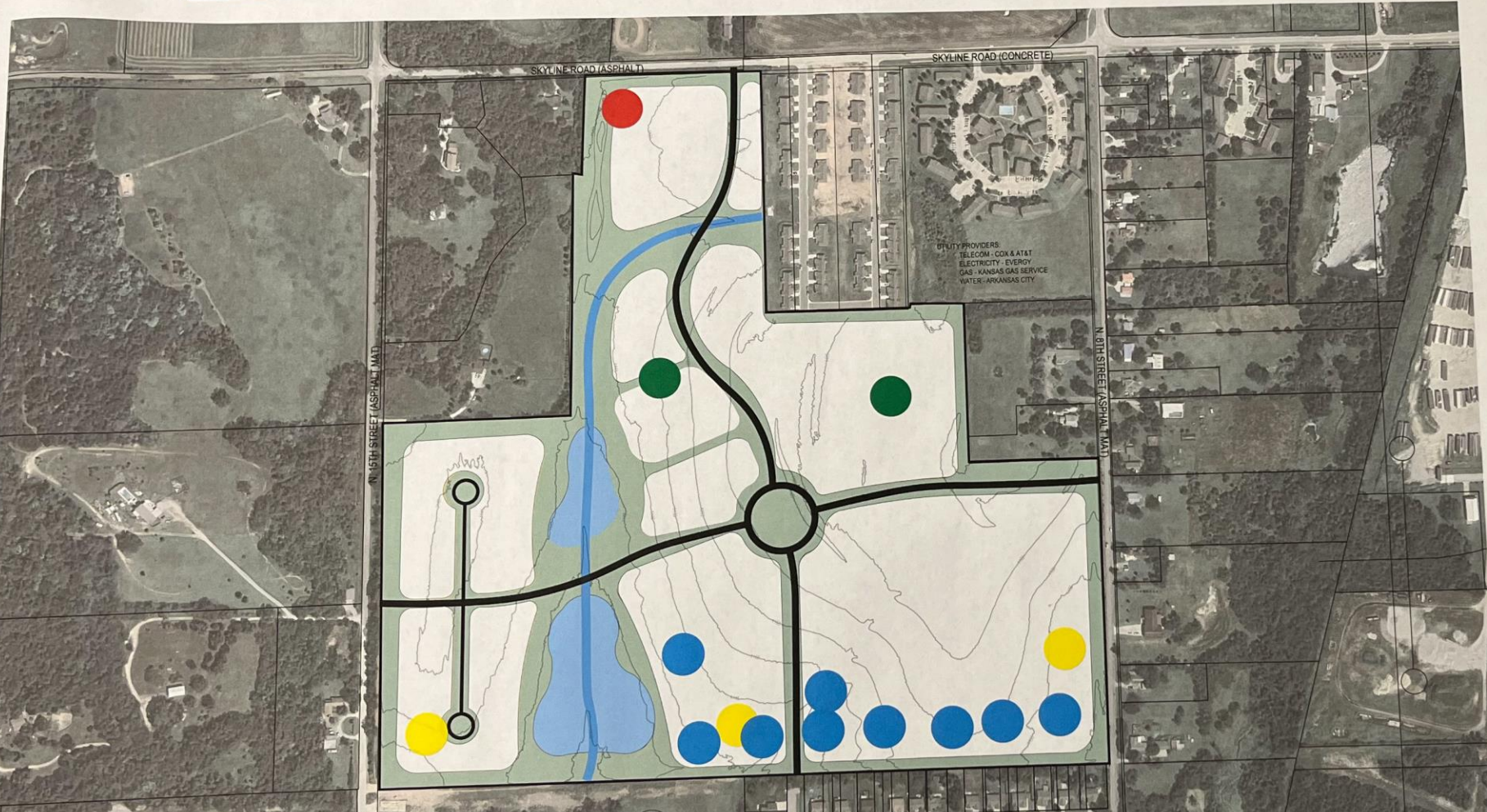
In relationship to this property, I live:
 Directly Adjacent
 Within 1 mile
 2+ miles

What is important to you that we didn't ask about today?

 **PEC**



HOUSING



Using the dots below, please place one dot where you think each type of housing should go.

● Yellow = Single Family Alley Loaded

● Blue = Single Family Traditional

● Green = Townhomes

● Red = Garden Apartments

PUBLIC OPEN HOUSE
FIRST CHURCH OF THE NAZARENE
JULY 23, 2024

- Single family homes should be #1 priority
- Concerns about increased traffic
- Concern about low-income housing
- Protect trees on north side of Forrest Glenn
- Sidewalks and roadway improvements needed on 8th Street
- Don't connect Forrest Glenn



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QUESTIONS & DISCUSSION



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REFERENCE INFORMATION



ALLEY – TYPICAL CONDITIONS



LAND USE LEGEND

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