

Chapter

8

# COMPREHENSIVE PLAN

City of Derby, Kansas

# Implementation

# Chapter 8 - Implementation

Chapter 4 outlines Goals and Policies for the future development and redevelopment of the Derby area. This Chapter provides an implementation matrix to summarize the action steps to be taken for implementing the recommendations of the Comprehensive Plan. The implementation matrix provides the following:

- ★ **Action Steps** - initiatives recommended in the plan.
- ★ **Implementation Responsibilities** - Primary participants and partnerships that are the probable entities needed to initiate the project.
- ★ **Time Frame** – A general phasing of actions and durations over which the action is projected to occur. Time frame is expressed in the following terms:
  - ✧ Short-Term – 1 to 3 years;
  - ✧ Medium-Term – 3-5 years; and
  - ✧ Long-Term – over 5 years.

Action Steps	Implementation Responsibility			Time Frame			
	City	Institutions, Organizations, or Agencies	Private Developers	Ongoing	Short Term (1 to 3 years)	Medium Term (3 to 5 years)	Long Term (over 5 years)
<i>Community Form &amp; Identify: Implement and promote community pride recognition programs for property owners who have made noteworthy enhancements or aesthetic improvements.</i>	★	★		★	★		
<i>Community Form &amp; Identify: Assist the Parks and Urban Forestry Board to develop partnerships with property owners and neighborhood groups for the planting and replacement of trees along neighborhood local and collector streets.</i>	★	★		★			
<i>Community Form &amp; Identify: Use PUD planned zoning for new development applications in the Rock Road Corridor, adjacent to large-lot subdivisions, and other key or sensitive areas of the community.</i>	★			★			
<i>Community Form &amp; Identify: Place utilities underground whenever possible.</i>	★			★			

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<b>Community Form &amp; Identify:</b> Assist the Derby School District with programs and policies to maintain and enhance the quality of education, safety of children, stability of schools as social institutions to anchor and strengthen Derby's neighborhoods and the community at large.	★	★		★			
<b>Future Land Use &amp; Growth:</b> Coordinate with surrounding cities and Sedgwick County for a common identification of future growth areas and annexation policies.	★	★		★			
<b>Future Land Use &amp; Growth:</b> Review the Comprehensive Plan annually for amendments and changes that reflect significant changes in Derby or its planning area.	★			★			
<b>Future Land Use &amp; Growth:</b> Coordinate and review the City's Capital Improvement Program (CIP) on an annual basis to ensure consistency with the Comprehensive Plan.	★			★			
<b>Future Land Use &amp; Growth:</b> Coordinate long-range planning efforts with the Wichita-Sedgwick County Metropolitan Area Planning Department to ensure development in the unincorporated portion of Derby's Planning Area is consistent with the Derby Comprehensive Plan.	★	★		★			
<b>Residential:</b> Make targeted infrastructure improvements in the older residential and nonresidential areas, such as street resurfacing, curb repair, sidewalks, street lighting, sewers, storm water drainage, etc. to promote revitalization.	★			★			
<b>Residential:</b> Make targeted park and recreation enhancements in the older residential areas.	★			★			
<b>Residential:</b> Provide periodic home owner workshops for the residents of Derby as a method to encourage property maintenance.	★			★			

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<i>Business: 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.</i>	★			★			
<i>Public Facilities &amp; Services: Coordinate with Wichita and Sedgewick County to address detention requirements in the upper reaches of the Spring Creek drainage basin.</i>	★			★			
<i>Parks, Open Space, &amp; Recreation: Develop a comprehensive capital improvement program using the highest priorities identified by the Parks and Open Space Master Plan.</i>	★			★			
<i>Parks, Open Space, &amp; Recreation: Aggressively pursue raising private fund-revenues to support parks, open space, and recreation initiatives.</i>	★	★		★			
<i>Parks, Open Space, &amp; Recreation: Provide new developments with path linkages from within neighborhoods to existing or future city and regional pathways, and nearby activity centers including schools, parks, and retail and employment centers.</i>	★		★	★			
<i>Parks, Open Space, &amp; Recreation: Coordinate with the South Arkansas River Greenway Committee concerning their plans for improved river access along the riparian corridor, such as for archery, canoeing, kayaking, and other water and open space sports.</i>	★	★		★			
<i>Parks, Open Space, &amp; Recreation: Coordinate with the City of Wichita and other jurisdictions, including KDWP who are studying various access points on the Arkansas River.</i>	★	★		★			
<i>Parks, Open Space, &amp; Recreation: Provide for the replanting of creek side vegetation that must be disrupted because of sanitary sewer line construction.</i>	★		★	★			

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<i>Public Facilities &amp; Services: Coordinate with the various public safety providers throughout Sedgwick County for joint training exercises, as well as the planning and design of new public facilities to maximize cost efficiency.</i>	★	★		★			
<i>Parks, Open Space, &amp; Recreation: Implement a park program fee approach in which a portion of the user fees are set aside for capital projects.</i>	★	★			★		
<i>Parks, Open Space, &amp; Recreation: Develop written agreements with non-profit community providers using City parks.</i>	★	★			★		
<i>Residential: Implement a home repair and modernization assistance program with assistance with civic agencies and service groups for targeted aging neighborhoods to attract and retain residents.</i>	★	★			★		
<i>Future Land Use &amp; Growth: Encourage Sedgwick County to adopt landscape and screening requirements for non-residential uses in unincorporated areas when the use is near or adjacent to incorporated areas or their identified growth areas.</i>	★				★		
<i>Future Land Use &amp; Growth: Adopt citywide non-residential design guidelines to address building placement and height, circulation, building material, exterior architectural design, signage, screening and lighting, and pedestrian circulation.</i>	★				★		
<i>Future Land Use &amp; Growth: Provide City of Derby representation on a McConnell / JLUS Implementation Coordinating Committee (MICC) to maintain communication between all involved parties, monitor on-going changes regarding McConnell's mission status, and help to insure that the JLUS recommendations are implemented to the greatest extent possible.</i>	★			★			

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<b>Future Land Use &amp; Growth:</b> <i>Revise the Zoning Ordinance as needed to comply with federal Land Use Compatibility Guidelines (LUCG).</i>	★				★		
<b>Future Land Use &amp; Growth:</b> <i>Amend building codes as appropriate to institute noise level reduction measures as recommended in the Land Use Compatibility Guidelines (LUCG) for the remaining undeveloped area within the 2004 Noise Contour Area.</i>	★				★		
<b>Future Land Use &amp; Growth:</b> <i>Establish a real estate disclosure process to notify prospective buyers that they are purchasing property in an area that is susceptible to noise impacts.</i>	★	★			★		
<b>Future Land Use &amp; Growth:</b> <i>Initiate land protection/acquisition in CZ/APZ areas in order to minimize potential land use conflicts and reduce long-term cumulative impacts of development in these areas.</i>	★	★			★		
<b>Future Land Use &amp; Growth:</b> <i>Partner with land trust organizations and other farmland preservationists to establish funds for purchasing development rights from farmers who own land so the City can take advantage of federal matching funds in the 2002 Farm Bill for such programs.</i>	★	★			★		
<b>Future Land Use &amp; Growth:</b> <i>Develop annexation agreements with surrounding jurisdictions.</i>	★				★		
<b>Future Land Use &amp; Growth:</b> <i>Develop an annexation plan for future growth areas.</i>	★					★	
<b>Future Land Use &amp; Growth:</b> <i>Amend the Subdivision Regulations to require a minimum number of residential street connections between neighborhoods in new developments, with a general standard of a minimum of one through street for every 660 linear feet.</i>	★				★		

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<b>Future Land Use &amp; Growth:</b> Adopt a policy for financing and constructing upgrades to section-line arterial roads in the new growth areas.	★				★		
<b>Future Land Use &amp; Growth:</b> Adopt residential development guidelines for the design and layout of new residential subdivisions.	★				★		
<b>Future Land Use &amp; Growth:</b> Amend the City's Subdivision Regulations and public improvement requirements to allow for Low Impact Development (LID) methods and "Best Management Practices" (BMPs).	★		★		★		
<b>Future Land Use &amp; Growth:</b> Review the B-4, Central Business District Zoning Regulations and the impact of such regulations on existing nonconforming residentially developed properties zoned B-4. Such review should consider whether residential uses should be allowed as a permitted use in the B-4 District, or if existing nonconforming residentially developed properties zoned B-4 should be downzoned to a residential zoning classification.	★				★		
<b>Residential:</b> Amend the Subdivision Regulations to limit the encroachment of new development in areas of environmental resources such as 100-year floodplain corridor and to preserve floodplain areas for open space and recreation uses, buffers, and storm drainage purposes.	★				★		
<b>Residential:</b> Amend the Subdivision Regulations to incorporate standards for public access into open space areas.	★				★		
<b>Residential:</b> Adopt, clarify, and amend policies and regulations to assure that public improvements are paid for by the private development rather than the city-at-large.	★				★		

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<b>Public Facilities &amp; Services:</b> Adopt a citywide access management policy and standards for proper planning/design of points of access to major streets, addressing issues such as influence areas at intersections, spacing of intersecting streets and driveways, spacing of traffic signals, spacing of median breaks, and sight distances.	★				★		
<b>Public Facilities &amp; Services:</b> Adopt a revised standard for the size of medians when used on major roadways to a minimum width of 16-feet.	★				★		
<b>Future Land Use &amp; Growth:</b> Identify preferred arterial street vehicular access points for entire major roadway corridors in advance of development through transportation planning studies or agreements with property owners and discontinue the procedure of identifying access points on an incremental development-by-development basis at the time of platting.	★					★	
<b>Future Land Use &amp; Growth:</b> Implement a “parkway” or “boulevard” street standard with landscaped medians and associated design standards.	★					★	
<b>Future Land Use &amp; Growth:</b> Create arterial street design standards for future roadway enhancements, including landscaping and amenities, tree planting, utility poles, wires and cabinets, signage, and other appurtenants.	★					★	
<b>Public Facilities &amp; Services:</b> Implement a funding source(s) to finance the infrastructure and community facility needs related to new development in the city’s growth areas (i.e. excise tax or impact fees on new development, mandatory dedication, fees in lieu of land, special assessments or benefit districts, etc.).	★					★	

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<b>Parks, Open Space, &amp; Recreation:</b> Adopt financing mechanisms and dedicated funding sources for acquiring parkland, developing park facilities, and constructing the city hike and bike pathway system.	★					★	
<b>Parks, Open Space, &amp; Recreation:</b> Adopt a fee-in-lieu of land policy and an alternative land acceptance policy for the acquisition of open space.	★					★	
<b>Parks, Open Space, &amp; Recreation:</b> Adopt a Green Space Ordinance.	★					★	
<b>Public Facilities &amp; Services:</b> Identify future community library needs and facility location(s), including possible cooperative arrangements with the Derby School District.	★	★			★		
<b>Public Facilities &amp; Services:</b> Identify the City's public works facility long-term requirements through a Master Plan (Needs Assessment Study) including a space needs analysis with an operations review, fleet and equipment review, current and future staffing needs, and community growth and functions perceived to be incorporated into the facility. Such review should then be used to determine the amount of land area needed for long-term requirements and the desired location for the facility.	★				★		
<b>Public Facilities &amp; Services:</b> Identify the appropriate location and facility needs of the City's fire and police facilities, as well as EMS.	★					★	
<b>Public Facilities &amp; Services:</b> Identify opportunities to relocate or bury over-head power lines along major roadways such as Rock Road.	★			★		★	
<b>Future Land Use &amp; Growth:</b> Amend the City's Sign Regulations to promote more aesthetically pleasing commercial signage throughout the community and eliminate the use of pole signs.	★				★		

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<b>Future Land Use &amp; Growth:</b> Renegotiate the water service area boundaries with the City of Wichita to identify Derby's long-term growth area in the in the Spring Creek drainage basin to extend north to 47 <sup>th</sup> Street South.	★						★
<b>Public Facilities &amp; Services:</b> Implement specialized transit services to meet the transportation needs of the elderly and physically disadvantaged.	★						★
<b>Parks, Open Space, &amp; Recreation:</b> Coordinate with Wichita and Sedgewick County to acquire and develop a metropolitan park of over 200 acres in the Derby/southeast Sedgewick County area, to be used for active and passive recreation uses.	★	★					★
<b>Future Land Use &amp; Growth:</b> Coordinate with McConnell AFB representatives and the Sedgewick County Park Department to plan for and acquire land for a regional park in floodplains north and south of 63rd Street, as well as farmland, to promote land use compatibility objectives by protecting the flying mission of the Base.	★	★					★
<b>Parks, Open Space, &amp; Recreation:</b> Provide hike and bike linkages to existing and future Wichita and Sedgewick County regional trails, including the Arkansas River and the Spring Creek basin future growth area.	★	★					★
<b>Public Facilities &amp; Services:</b> Conduct detailed storm water drainage studies for the Spring Creek drainage basin to develop a comprehensive storm water management plan and include potential adaptive uses of storm water.	★						★