

# **2030 Wichita Functional Land Use Guide Map**

**Purpose and Intent\*:** The intent of the functional land use classification guide is to visually portray the land use, development, and public improvement goals and policies of the Wichita-Sedgwick County Comprehensive Plan. It is intended to show anticipated growth patterns and provide a generalized guide to future land use, development and rezoning decisions within the City of Wichita and its 2030 urban growth area.

The functional land use categories shown are intended to provide a generalized guide to land use based upon functional use classifications, rather than by type of facility or type of ownership. This guide should be used with a sense of flexibility. The small-scale nature of the map does not allow for detailed assessment on an individual parcel basis. For mapping purposes, the minimum area of the functional use categories is approximately 8 acres. Suitability of future development at the site-specific, facility level also needs to be determined based upon existing land uses and zoning, along with the policies and Locational Guidelines contained in the Wichita-Sedgwick County Comprehensive Plan. Development proposals that do not exactly match these guides but reflect market place demand should be given reasonable consideration, if they do not present extra-ordinary new public service burdens on the community. It is intended that this classification guide will be reviewed and updated annually to reflect significant changes that have occurred, or are anticipated to occur.

## **Functional Land Use Categories\*\***

**Urban Development Mix:** This category encompasses areas of land that will likely be developed or redeveloped within the next 30 years with uses predominately found in the Urban Residential Use category. However, there is a strong likelihood that concentrations and pockets of Major Institutional Uses, Local Commercial Uses and Park and Open Space Uses will ultimately be developed within this area as well, based upon market driven location factors. In certain areas, especially those with proximity to the future Northwest Bypass, there is the possibility that future uses may include Regional Commercial and Employment/Industry Center.

**Urban Residential:** This category encompasses areas that reflect the full diversity of residential development densities and types typically found in a large urban municipality. The range of housing types found includes single detached homes, semi-detached homes, zero lot line units, patio homes, duplexes, townhouses, apartments and multi-family units, condominiums, mobile home parks, and special residential accommodations for the elderly (assisted living, congregate care and nursing homes). Elementary and middle school facilities, churches, playgrounds, parks and other similar residential-serving uses may also be found in this category.

**Local Commercial:** This category encompasses areas that contain concentrations of predominately commercial, office and personal service uses that do not have a significant regional market draw. The range of uses includes medical or insurance offices, auto repair and service stations, grocery stores, florist shops, restaurants and personal service facilities. On a limited presence basis, these areas may also include mini-storage warehousing and small scale, light manufacturing uses.

**Regional Commercial:** This category encompasses major destination areas (centers and corridors) containing concentrations of commercial, office, and personal service uses that have predominately regional market areas and high volumes of retail traffic. These areas are located in close proximity to major arterials or freeways. The range of uses includes major retail malls, major automobile dealerships and big box retail outlets with a regional market draw. Regional Commercial areas may also include higher density residential housing and uses typically found in Local Commercial areas.

**Employment/Industry Center:** This category encompasses areas with uses that constitute centers or concentrations of employment of an industrial, manufacturing, service or non-institutional nature. The range of uses includes manufacturing and fabrication facilities, warehousing and shipping centers, call centers and corporate offices.

**Processing Industry:** This category encompasses industrial uses associated with primary extraction, processing or refinement of natural resources or recycling of waste materials, having potential negative impacts associated with noise, hazardous emissions, visual blight, and odor. The range of uses includes aggregate and concrete plants, refineries, slaughterhouses, rendering and primary agricultural processing plants, salvage and recycling yards.

**Major Utility/Transportation:** This category encompasses utility and transportation facilities and includes a range of such uses as airports, landing strips, landfills, waste transfer stations, water treatment and sanitary sewer plant facilities.

**Park and Open Space:** This category includes parks, golf courses, public open space, private development reserves and recreational facilities/corridors (including natural drainage channels, easements, abandoned railway corridors, etc.). More detailed maps and policies are contained in the Parks and Open Space Plan, adopted in 1996.

**Major Institutional:** This category includes institutional facilities of a significant size and scale of operation and could include a range of such uses as government facilities, military bases, libraries, schools, cemeteries, churches, hospital and medical treatment facilities.

**Downtown Regional Center:** This area encompasses the central business district area of Wichita that is intended to serve as a residential, employment, entertainment, cultural and government center for the City. Much of this area is covered by the Development Plan for Downtown Wichita, a conceptual redevelopment guide formally adopted in 1989 by the Metropolitan Area Planning Commission. Portions of this area are currently undergoing redevelopment as part of City Council's "core area initiative". Since the downtown core area has received much detailed study from groups specifically established to study the downtown, the Comprehensive Plan does not address this area in any specific detail.

**Small City 2030 Urban Growth Area:** The designated small cities' urban growth areas are generally located adjacent to their existing municipal boundaries, and indicates the reasonable direction and magnitude of growth these communities can expect to experience out to the year 2030. Determination of growth direction and amount is based upon municipal political considerations, anticipated municipal population growth, efficient patterns of municipal growth, current infrastructure limitations, cost effective delivery of future municipal services and environmental factors.

**Wichita 2030 Urban Growth Area:** This category identifies Wichita's urban fringe areas that are presently undeveloped but have the potential to be developed by the year 2030, based upon Wichita popu-

lation growth projections and current market trends. This is the area in which City limits expansion and extension of municipal services and infrastructure should be focused during the period from 2005 to 2030. Determination of growth direction and amount is based upon municipal political considerations, anticipated municipal population growth, efficient patterns of municipal growth, current infrastructure limitations, cost effective delivery of future municipal services and environmental factors.

**Neighborhood/Area Plan:** Neighborhood and area revitalization plans adopted by City Council or the County Board of Commissioners have been designated on the map, using the name of the adopted plan. These plans should be consulted for more specific future land use direction.

*\*Except as otherwise noted, the Functional Land Use Categories listed above are intended to be applicable only to the City of Wichita and its urban growth area identified to the year 2030.*

*\*\*In order to determine the appropriate design, mix, density and compatibility of the various uses found within a functional land use category, the policy statements and Locational Guidelines contained within the Wichita-Sedgwick County Comprehensive Plan should be consulted.*

Adopted June 1993 by the Wichita City Council and the Sedgwick County Board of County Commissioners and last amended May 2005.