



2040 Comprehensive Plan

Prepared in partnership with the City of Garden Plain Planning Commission,
Economic Development Committee, and City staff

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to conserve resources.*

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Chapter 1

Introduction

Welcome to the City of Garden Plain!

Founded in the 1890s and incorporated in 1902, Garden Plain’s establishment is attributed to the Wichita and Western Railroad, running nine miles west of Wichita. We take pride in our friendly, family-oriented community and small-town setting. Garden Plain is part of the award-winning Renwick School District with outstanding academic and athletic programs. We take pride in our festive holiday celebrations, scenic views, and beautiful sunsets. It’s all about family, friends and community. Our motto is Garden Plain- Where Memories Grow!

On May 5, 2021, the Garden Plain City Council adopted the 2040 Comprehensive Plan as the official document that outlines our plans for future growth and redevelopment of established areas of the City. By its name, the plan is “comprehensive” in scope and outlook, meaning it covers a broad range of big picture planning issues that influence growth and development. Examples include roads, water and sanitary sewer, utilities, and environmental constraints.

The plan also expresses items such as building better places for people to live, work, and play in the community. The true value of the plan comes in its use as a guide for community decision makers. The comprehensive plan is viewed as a living document that provides a clear set of goals, policies, and strategies to set forth a framework for Garden Plain’s growth while retaining our local heritage and identity. And of equal importance, the plan’s strategies help to create a sense of community, identity, and individual belonging as the city expands in size and population.

The comprehensive plan should be viewed as a source of collective wisdom to build and enhance a better community. The preferred methods, principles, and standards presented in the comprehensive plan convey how Garden Plain plans to revitalize, reinvest, and rebuild for the future. In short, the comprehensive plan is the foremost source for managing community change to achieve and maintain our desired quality of life.

Plan Organization

The vision and values guiding the future desired course, actions, and image of the Garden Plain community in 2040 are found in **Chapter Two, “Community Vision and Values”**. The chapter also describes the community characteristics that Garden Plain is working to achieve.

Vision:

Between now and 2040 Garden Plain will expand our tax base and enhance community amenities, while preserving our rich character, heritage, and way of life.

Community Characteristics:

- Vibrant, small-town economy
- Revitalized and expanded Main Street/downtown district
- Livable community
- Commitment to excellent education
- Transportation
- Healthy living
- Preserving community character
- Housing for all
- Visionary leadership
- Cultural diversity and social cohesion
- Community marketing

A list of community-wide goals is found in **Chapter Three, “Community Goals.”** Many of these goals originated through public input obtained through a community survey conducted in late 2019 and objectives expressed by the City Council and city leadership over the past several years. The goal statements provide a broad set of policy targets to guide our community leaders as they create a vision for Garden Plain in 2040.

The key challenges and strategies to preserve what makes the Garden Plain community unique are presented in **Chapter Four, “Preserving Community Character, Neighborhoods, and Downtown.”** This chapter deals with the importance of sustaining and enhancing the existing built portions of the City.

Chapter Five, “Creating a Livable and Healthy Community,” highlights the importance of integrating quality of life, community health and wellness, cultural diversity, and social unity. How Garden Plain develops its land use, transportation, housing, and open spaces defines the community’s livability and environment.

The physical development and growth of the community is the focus of **Chapter Six, “Future Land Use Principles and Policies.”** The plan identifies a growth framework by mapping an urban growth boundary, or Zoning Area of Influence, and specifying policies for this growth. Sustainable development, neighborhood development, and the Kellogg Avenue / US 54 / US 400 Corridor are addressed. The issue of community design principles on the physical aspects of development is covered, as is a Future Land Use Map that establishes broad use guidelines.

Future strategies and policies covering transportation systems, including pedestrians, bicyclists, and motorists, are in **Chapter Seven, “Transportation.”**

The planning elements of water, sanitary sewer, natural gas, and stormwater are addressed in **Chapter Eight, “Municipal Utilities.”**

Implementation tools and collaborative strategies are identified in **Chapter Nine, “Plan Implementation”.**

Plan Development Process

Participation and input from community and city leadership and from the citizens of Garden Plain were critical to the identification and development of community values and goals, which led to the 2040 Comprehensive Plan vision. Special thanks to the Garden Plain Planning Commission and Economic Development Committee for their feedback and assistance during this process, as they are charged with preparing the community’s comprehensive plan. Garden Plain citizens provided input in the planning process through a community survey conducted in late 2019. The survey was open to any resident that wished to participate, and those that reside in the Zoning Area of Influence, to capture the true desires of the larger community.

The ultimate goal of the plan is for Garden Plain to grow and develop in a strategic way, that moves us toward a brighter future while respecting our town’s heritage, sense of place, and unique qualities that make it an appealing community. The plan is intended to function as a guidance document for city elected officials and staff members who make decisions and recommendations that will ultimately determine the community’s future direction, appearance, quality of life, and capacity to sustain healthy living and well-being for all citizens.

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Chapter 2

Community Vision and Values

The qualities, values, and community characteristics Garden Plain desires by the year 2040 are expressed in the city's vision statement and values.

Achieving the vision cannot be the sole responsibility of the city government; the entire community must embrace the vision and take ownership. By supporting the vision, Garden Plain's citizens will continue to take pride in our community and commit to the necessary steps to achieve our goals.

The vision statement is presented in bullet points to summarize the desired actions and community image by 2040. These statements describe what the community aspires to become in the future. Each of these statements and values work together to create, maintain, and enhance our community.

Vision

Between now and 2040 Garden Plain will expand our tax base and enhance community amenities, while preserving our rich character, heritage, and way of life.

To make this a reality, we will:

- ⊕ Revitalize the Garden Plain Main Street Corridor, developing it into a walkable, cultural center that remains home to entertainment, shopping, dining, and residential living.
- ⊕ Develop and promote a spirit of entrepreneurship and support homegrown, local businesses that create new jobs and increase tax revenues. We encourage the community's values of self-reliance, self-determination, and willingness to support our neighbors.
- ⊕ Recruit employers from outside the community and/or region that have values in sync with Garden Plain's vision and who will bring good-paying jobs and new residents.
- ⊕ Actively market the community to retirees, middle- and high- income families, and young professionals as a great place to live at all points of life.
- ⊕ Embed a philosophy that shopping and conducting business locally, when possible, helps the community maintain and improve our overall quality of life.

- ⊕ Strengthen the economic, social, and cultural connections with the communities surrounding Garden Plain in south central Kansas.
- ⊕ Expand and enhance quality-of-life amenities such as the library, recreation facilities, trails, and parks. Focus on projects that promote education, health, and wellness.
- ⊕ Encourage new housing options for people of all economic levels. This includes renovating existing housing stock, working to weatherize and preserve older neighborhoods, and building new single and multi-family housing.
- ⊕ Continue to increase and expand community pride, creating a better understanding of the significance of Garden Plain's history and heritage.
- ⊕ Elect, recruit, and hire leaders who will respond to changing world circumstances in a way that furthers the vision and respects the Garden Plain way of life.

Values



Vibrant, Small-Town Economy.

Garden Plain is committed to creating and maintaining a strong, diverse economy with a growing tax base. We want a mixture of small businesses, homegrown industry, and manufacturers. We will support the recruitment of larger, national companies that will benefit from our centralized location, served by convenient highway access.

We want to grow our local economy, and in doing so, we make every effort to bring business and industries that are in sync with our community vision, values, and long-term goals. We acknowledge that as our town grows in population, we become more attractive to national retail and service businesses. At the same time, we intend to promote and encourage local retail, service, and dining entrepreneurs who will offer a complement of distinctive, niche businesses providing for the unique needs of the Garden Plain community.

We recognize that our opportunities for continued growth and development are linked to metropolitan Wichita, and our ability to take advantage of our proximity to Wichita's employment, services, and amenities. We embrace this unique advantage and hope people and businesses that want to be close to the Wichita metro will choose our community as their home.



Revitalized and Expanded Main Street/Downtown District.

We want an attractive, revitalized, and enhanced Main Street and downtown district. Our vision includes sustaining our current retail, restaurants, and facilities, as well as attracting new ones. We want to create community spaces that are pedestrian-friendly, inviting, and busy with commerce.

We recognize that some of our downtown buildings are in disrepair and may need to be adapted, remodeled, and in some cases removed, to meet changing marketplace demands. Main Street and downtown redevelopment will focus on mixed-uses with retail, office, government, housing, and open spaces.



Livable Community.

Over the next 20 years, our community will continue to be a great place to live, raise a family, and retire – a place everyone is proud to call home. Creating this future relies on improving and expanding our quality-of-life amenities in an effort to become more attractive to young professionals, young families, higher-income households, as well as empty-nesters and retirees who seek “small-town” living with easy access to all of the amenities of the Wichita metro. We know this requires creating public and private partnerships to finance new and expand existing amenities.

We know this means being realistic about the impacts of these plans on our taxpayers. We must ensure that our community remains affordable for businesses and homeowners. We want our community leaders to be visionary, thoughtful, and make wise investments in amenities that contribute to the marketability and livability of our community.



Commitment to Excellent Education.

Garden Plain is proud to be the home of the Owls, part of the award-winning Renwick 267 School District! Students at Garden Plain Elementary and High School have the opportunity to shine, with outstanding academic and athletic programs. We are committed to supporting excellence in education as a core community value. We know the importance of a high-quality education to meet the needs of a changing workforce in our global marketplace. We prioritize our partnership with Renwick USD 267, Garden Plain High School, and Garden Plain Elementary School staff.



Transportation.

We recognize that the way that people and goods move influences our lives, economic stability, and community sustainability. Our vision relies on embracing our proximity to the Wichita metro and centralized location within the county, as well as ease of access to Kellogg Avenue / US 54 / US 400 Corridor. We want to build upon and expand our existing sidewalks and trails systems to allow for safe bicycle and pedestrian transit and community health.



Healthy Living.

Garden Plain is a health-conscious community. We know smart community design contributes to healthy lifestyles. Community well-being is important as we focus on infill development and building new neighborhoods. We want residents to be able to walk or bike for health and transportation needs, utilizing “complete streets” design methods and extending our trails and sidewalks.

In our older, more established neighborhoods, we want people to be able to walk or bike safely and to have connectivity to downtown, parks, schools, and shopping. We will create well-planned parks, trails, and expanded recreational facilities to enable bicycling, walking, and physical activity.



Preserving Community Character.

Orderly growth and development in Garden Plain can be achieved in harmony with our unique identity and character. We know that we can grow without losing our sense of community. We are not willing to sacrifice our core values of family, faith, self-reliance, friendliness, security, and strong sense of community in the pursuit of economic development. Our town has authentic character, found in our people, neighborhoods, churches, schools, downtown, and business community. This is our strength, and we take great pride in our identity and heritage!



Housing for All.

Garden Plain’s vision for the future includes a wide variety of housing options for all income levels and stages of life. We want to promote the rehabilitation of our older housing stock. We value our established neighborhoods and want them to be safe, attractive, and affordable places for people to live. We want to ensure our older citizens have the ability to age in place and we want to expand our intergenerational neighborhoods. Preserving the physical character, housing capacity, public and civic spaces, and social fabric of our older neighborhoods is vital to maintaining our community identity.



Visionary Leadership.

Our vision for the future rests, in large part, with the civic, business, and political leadership in the community and their guidance for growth and redevelopment. Successful implementation of our vision will require consistent, long-term commitment from our local leaders and members of the community, as well as the ability to respond and adapt to changing world and market conditions.



Cultural Diversity.

Garden Plain strives to be a community that respects cultural diversity and values social cohesion, the strength of our relationships and sense of solidarity among our community.



Community Marketing.

Marketing the Garden Plain community is an ongoing strategic and coordinated effort undertaken jointly by the City, Chamber of Commerce, and private business. Marketing will play a key role in our community's growth efforts over the next two decades. We plan to undertake additional efforts to encourage local spending to further increase sales tax revenues. As the tax base grows, so will the city's ability to enhance and maintain amenities, which makes our community an even more attractive and enjoyable place to live.

Marketing initiatives will target current residents to increase community pride and to attract new residents who desire Garden Plain's high quality of life.

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Chapter 3

Community Goals

We are confident that Garden Plain will achieve our shared community goals. They are clearly defined, supported, and embraced by City leadership and the community as we work together to grow.

Economic Development Goals

- ⊕ Create a diverse economic base with small businesses, manufacturing, industry, and local entrepreneurs.
- ⊕ Capitalize on the convenient commute to the Wichita metro for jobs, entertainment, and shopping to attract new households and businesses to our community.
- ⊕ Attract better-paying jobs to promote higher-income, self-sustaining households.
- ⊕ Attract employment opportunities that offer job and career advancement.
- ⊕ Support the development of industrial and commercial corridors along the interstate.

Town Growth Goals

- ⊕ Plan for orderly and contiguous town growth.
- ⊕ Build a community where people want to live and work by balancing the need to promote economic growth with respect and preservation of our heritage, character, friendliness, security, and sense of well-being.
- ⊕ Promote infill development and new land uses that are compatible with and enhance the existing community.
- ⊕ Build a community that is visually attractive, well-designed, and well-maintained.
- ⊕ Build for long-term value by providing community facilities, parks, and open spaces that meet diverse community needs.

Transportation Goals

- ⊕ Promote and strengthen the Kellogg Avenue / US 54 / US 400 Corridor by developing attractive commercial and industrial areas and installing gateway and entrance signage and elements.
- ⊕ Ensure that the “view” of Garden Plain while driving on Kellogg Avenue / US 54 / US 400 Corridor promotes a positive aesthetic image.
- ⊕ Plan transportation infrastructure to encourage development patterns in both redevelopment projects and new developments.
- ⊕ Expand and enhance pedestrian and bicycle mobility to enable safe and inviting access to shopping, work, schools, and recreation.

Quality of Life Goals

- ⊕ Invest in and build quality of life amenities such as recreation, open spaces, education, health/wellness, cultural enrichment, entertainment, to attract new households and businesses to the community.

Parks and Recreation Goals

- ⊕ Enhance quality of life by developing new and expanded public parks, recreational facilities, and open spaces that meet the needs of present and future citizens.
- ⊕ Maintain and enhance the existing system of parks, recreational facilities, and open spaces for a growing community.
- ⊕ Acquire and create new neighborhood and community parks in developing residential areas.

Housing and Neighborhood Goals

- ⊕ Provide quality housing in safe, clean, and attractive neighborhoods.
- ⊕ Offer a broad choice of housing options to meet the needs of present and future citizens regardless of age or income.
- ⊕ Build new subdivisions/neighborhoods to be attractive, functional, and cohesively designed.
- ⊕ Maintain, rehabilitate, and improve the older housing stock to provide a source of affordable housing and preserve the established character of our neighborhoods.
- ⊕ Focus on new multi-family housing developments (such as patio homes, duplexes, twin homes, tri-and quad-plexes, condos, townhomes, etc.).

Main Street and Downtown District Goals

- ⊕ Create a revitalized Main Street/downtown district.
- ⊕ Revitalize and enhance our mixed-use environment with retail, office, housing, and open spaces functioning as the center of activities and community life.
- ⊕ Provide strong connections with the surrounding neighborhoods to enhance pedestrian and bicycle accessibility.

Healthy Living Goals

- ⊕ Promote residents' health through local land use, transportation, and recreation planning and development.
- ⊕ Create collaborative partnerships among city officials, public health professionals, and nonprofit organizations to promote community and individual well-being.
- ⊕ Foster a mindset within the community that encourages individual wellness, active lifestyles, and healthy living as a part of our community identity and way of life.

Cultural Diversity Goals

- ⊕ Build a community that values, supports, and creates a sense of belonging for everyone.
- ⊕ Facilitate equality, social understanding, and respect for all citizens.
- ⊕ Promote connections and communications among neighbors and encourage interaction between people from different backgrounds.

Education Goals

- ⊕ Facilitate lifelong learning for residents of all ages in the community by enabling both formal and informal learning opportunities.
- ⊕ Expand and establish new, collaborative partnership with Garden Plain/Renwick Public Schools to better serve the community.
- ⊕ Promote early childhood education and provide quality daycare facilities to meet the needs of the community.

Community Marketing Goals

- ⊕ Increase community pride among the citizens and residents of Garden Plain.
- ⊕ Promote increased patronage of Garden Plain businesses by residents and visitors.
- ⊕ Redevelop the Garden Plain Main Street and downtown district as an attraction.
- ⊕ Enhance and embrace our community “brand” utilized by business, industry, government, and residents that promotes a classic and iconic memorable image of Garden Plain. The brand should include a logo, colors, theme, or font.
- ⊕ Increase Garden Plain’s efforts to recruit new residents.
 - Our first priority is to engage young families.
 - Our second priority is to target people over 60 looking for a retirement destination and/or wishing to be in close proximity to grandchildren in the area.
- ⊕ Increase Garden Plain’s success in recruiting new business and industry and creating new jobs by being developer-friendly in our attitudes, processes, and codes.



Chapter 4

Preserving Community Character

Garden Plain has unique history, people, physical features, and sense of place. We honor our heritage and pride ourselves on the virtues of generosity, hard work, friendliness, and kindness. We want to preserve our connections to our past while embracing growth and change. The primary goal of the Garden Plain Comprehensive Plan is to strategically plan and execute growth as a community. This growth and change should not come at the loss of the community's unique charm and identity.

Preserving Community Character Goals

- ⊕ Build and enhance our city as a place that people are proud to call “home”.
- ⊕ Promote growth and progress while balancing care for all our citizens.
- ⊕ Preserve and enhance our community character and feeling, to attract people who desire our lifestyle.
- ⊕ Pursue additional opportunities for social interaction, cooperation, and community communication.

Community Challenges

To successfully implement and execute our Comprehensive Plan, the following long-term community character planning issues will be taken into consideration.

Established Neighborhoods.

We will maintain and preserve the most desirable characteristics in our existing, established neighborhoods. We want our new neighborhoods to mimic these most desirable attributes for community continuity. These characteristics include:

- ⊕ A mixture of street patterns and variations (gridiron, curvilinear, cul-de-sac).
- ⊕ A mixture of residential lot sizes ranging from small to estate-sized.
- ⊕ Preserving our mature trees and landscaping.
- ⊕ Enhancing pedestrian and bicycle friendly amenities, such as sidewalks, paths, and trails.

Mobility.

Recent studies conducted in partnership with Wichita Area Metropolitan Planning Organization (WAMPO) show the community's desire for additional walking and biking opportunities from home to places such as parks, downtown, and schools. Undertaking these improvements is especially important for our children and their safety.

As the community continues to grow it will be beneficial for new neighborhoods to include plans for these amenities that will encourage people to walk during their daily lives. This means that our residential and/or commercial development partners will need to acknowledge and buy-in to the importance that our citizens have placed on these features, and include plans for interconnected sidewalks, paths, and trails in future developments. These could include additional amenities such as benches, hydration stations, dog pick-up stations, etc.

Strong Relationships.

Relationships with our family, friends, and neighbors are a high priority in our community. We pride ourselves on sharing the common bonds of looking after one another, helping and supporting neighbors, and welcoming visitors.

Community Events and Celebrations.

Community events and fellowship opportunities are incredibly important factors in Garden Plain life. Each year our community hosts gatherings such as weddings, Fourth of July celebrations, and sporting activities. These celebrations grow annually, with more nonresidents attending and participating. These events contribute to defining and maintaining our unique community character and assist with community advertising and attraction of new residents.

Public Spaces.

Quality, accessible public gathering spaces are important to our community. Building new spaces while preserving and enhancing existing ones contribute to the high quality of life and sense of community unique to Garden Plain. Spaces such as the senior center, school gymnasiums and auditoriums, parks, and activity halls serve people of all ages and abilities, and help our community connect.

Additional benches and small downtown gathering places to converse, enjoy a coffee, or eat lunch play an important role in building long-term community strength. These spaces are very vital to Main Street and downtown redevelopment.

Public Institutions.

Garden Plain public institutions include our schools, library, city government, chamber of commerce, and others. They play important leadership roles in creating and maintaining our sense of community. Our future growth and preservation of our character will require working with private entities such as the Gateway Foundation to re-envision potential uses for the senior center to accommodate the active lifestyles of aging baby boomers.

How the library continues to serve the community in the digital age should be discussed and defined. Renwick School District has recently undertaken construction and redevelopment of existing spaces at both the Garden Plain Elementary and High School campuses through a bond issue. High-quality facilities and excellent education are key factors for our community's growth and development.

Future Strategies and Policies

Homeowners' Associations.

Neighborhood homeowners' associations should be encouraged to continue or be established in specific neighborhoods. We urge them to focus on preserving the character of the individual homes and neighborhoods. They can also organize neighborhood events such as block parties, cleanup activities, and more. They are an effective way to improve communication between the City and citizens.

Community Gathering Places.

The preservation and development of community gathering places such as the senior center, city park(s), schools, playgrounds, and sporting fields such as the baseball/softball fields and football stadium(s) should be a priority. This strategy also involves encouraging "third spaces" within private businesses, such as coffee shops, local bars and grills, restaurants, and more.

Volunteerism and Civic Engagement.

The citizens of Garden Plain have always been known for their willingness to step up and help when the opportunity or need arises. The community has a long history of volunteering in the schools, contributing to faith-based initiatives, helping their neighbors, local nonprofits and supporting social service programs. These volunteer activities have been sustained by a core group of community members in the past. A major challenge in the upcoming decades is to continue active community participation along with sufficient funding, as well as to recruit new, effective leadership, meet new community needs, and offer opportunities for young people to become engaged in leadership positions.

Community Preservation Policies.

⊕ **Community Physical Character:**

- Support the creation of new homeowners' associations and encourage continuation of existing ones. Encourage the development or enforcement of neighborhood covenants.
- Support the efforts of the City, economic development committee, planning commission, developers, and private property owners to revitalize, redevelop, and grow the Garden Plain community.

⊕ **Community Pride and Spirit:**

- Encourage local volunteerism, local recognition, and support community-based organizations, services, programs, and events.
- Consider endorsing a specific community brand, with colors, logo, hashtag, etc. This can be utilized by all members of the community, whether in private business, home, events and more, to provide a recognized image of the Garden Plain community.
- Collaborate with the Chamber of Commerce, Knights of Columbus, and other civic organizations to organize community events, both existing and new. Encourage trends such as farmers markets, food truck rallies, mobile grocery stores, and pop-up markets to engage different segments of the community.

⊕ **Community Relations:**

- Improve community cooperation, coordination, and communication through City newsletters, mass notifications, and additional social media posts. Consider additional technology to assist in streaming services and making them remotely accessible such as online bill-pay and permitting application processes.
- Consider undertaking a community satisfaction survey every other year or every few years to ensure the current priorities of the community are known and integrated into policy making by the governing body.

Housing and Neighborhoods

What we think of today as Garden Plain's core, the established areas of town and neighborhoods, has its roots in the late 1800's following the expansion of the railroad between Wichita and Kingman. As new development has occurred (such as north of Harry Street or the Pretty Flowers addition) a more modern layout and lot size has emerged creating diverse housing stock. A looming challenge in the future growth of the community will be to address the divide created by Kellogg Avenue / US 54 / US 400 Corridor. As the community grows to the north and east it will be imperative to incorporate our heritage into new developments while taking advantage of and promoting the easy commute that the highway provides.

One of the unique challenges for today's community leadership is to ensure that the infrastructure of the Garden Plain community established over 140 years ago continues to be planned for, maintained, and capable of meeting the needs of citizens and businesses in the 21st century. This means that the City will need to invest in the extension of water, sewer, and gas main lines; sidewalks, and streets to serve new developments. These investments by the City can be spread as special assessments to each lot or the City may choose to offer the payment of these costs in full as an incentive should the proposed development meet priorities identified by the Governing Body through their strategic planning and prioritization process.

The older housing stock and existing public infrastructure are facing maintenance and rehabilitation needs. In addition, updating the older housing stock to improve energy efficiency, incorporating new technological advancements, and making housing modifications for the elderly are citywide issues for our governing body, homeowners, and private utilities.

Housing and Neighborhood Goals

- ⊕ Provide quality housing in safe, clean, and attractive neighborhoods.
- ⊕ Offer a broad choice of housing options to meet the needs of present and future citizens, regardless of age or income.
- ⊕ Maintain, rehabilitate, and improve older housing stock to provide sources of affordable housing while preserving established character of neighborhoods.

Existing Areas of Concern

Several areas of concern with existing housing stock and established neighborhoods have been identified. The following are viewed as important long-term housing planning issues.

Maintenance of Older Housing Stock.

- ⊕ Improvements to aging and substandard housing is vital to preserve the existing housing stock in Garden Plain. Preserving existing housing contributes to neighborhood character, higher property values, and affordable housing.
- ⊕ Approximately 78 percent of Garden Plain’s housing was built before 1990 (based on Census data). This means more than three quarters of the community’s housing is now more than 30 years old and needs (or soon will) significant updating to maintain structural integrity.

Aging in Place for Senior Citizens.

- ⊕ The average age for residents in Garden Plain is 39.8 (36.2 for males; 45.1 for females), compared to Kansas’ average age of 36.3 (35.1 for males; 37.7 for females). Because we are an older community, it makes the ability to age in place even more vital. It is important that the growing population of elderly couples and individuals are able to age in their own homes until they decide to move. This means elderly people have the support network to assist them with home maintenance, transportation, and personal security and safety.

- ⊕ While not a traditional local government function, the need to coordinate housing, transportation, and health care for a growing elderly population is a new reality for many communities, especially in Kansas and the Midwest.
- ⊕ City leadership plays an important role in convening stakeholders from the fields of health care, public health, housing, transportation, social services, and welfare to encourage collaboration and coordination.

Multi-generational Housing and Neighborhoods.

- ⊕ Maintaining multi-generational neighborhoods is beneficial to both old and young residents. Senior citizens provide general stability in keeping an eye out for the neighborhood, while young people can often be of great assistance to seniors.
- ⊕ While most multi-generation mixing occurs naturally within a neighborhood, it may take planning to ensure that new residential areas do not prevent opportunities for generations to mix. Zoning laws can also become a barrier that prevents parents from retiring or living with their children. One option is to consider prioritizing senior-friendly housing in R-1 single-family districts, provided regulations help ensure the single-family characteristics of the neighborhood remain.

Future Strategies and Policies

Property Maintenance/Code Enforcement.

- ⊕ The adoption of the most current International Property Maintenance Code would help city staff better address and resolve housing maintenance issues. This also takes an aggressive and supportive stance by the governing body, as code issues can often become political in small communities and may eventually require action by the City's attorney in municipal court to be remediated.
- ⊕ The International Code Council (ICC) code focuses on maintenance requirements for existing residential and non-residential buildings. The code also provides stipulations for condemnation and demolition of substandard or unsafe structures.
- ⊕ The success of an effective code enforcement program relies on adequate, professional staffing and expertise; support from the governing body; and resources. This is something that can be contracted out to an individual versus hiring additional City staff and/or staff can be shared between several smaller cities. There are also larger companies that will perform code enforcement services on a fee-for-service or contract basis. City leadership should identify clear objectives and measurement standards for a city-wide property maintenance program or decide to rely on complaint-based enforcement, and then determine staffing or contracting needs and funding based on that choice.

Housing Improvement Programs.

- ⊕ The Kansas Housing Resources Corporation (KHRC) administers a homeowner rehabilitation program funded through the federal HOME Investment Partnerships Program. Local governments compete for program funds that are used to help low-income homeowners repair and rehabilitate their homes. Similar programs exist through the South Central Kansas Economic Development District (SCKEDD), referred to as “weatherization”.
- ⊕ Nonprofit organizations and faith-based groups can also be a community resource offering home rehabilitation assistance or help to the elderly or low-income homeowners facing home modifications to adapt or repair their homes.
- ⊕ In 2019 the Garden Plain Economic Development Committee developed (and the City Council adopted) an economic development incentives and tool kit document that details the specifics of these and other programs for commercial, industrial, and residential development.

Promote Affordable Housing.

- ⊕ A pressing challenge facing Garden Plain and other communities in the Midwest and the US is the ability to meet the housing needs of the current and future workforce.
- ⊕ City leaders, working with private sector developers and builders, should work to facilitate new home construction that is affordable for middle-income households. The Governing Body can make strategic choices in zoning and city codes to help facilitate this, such as reducing minimum lot sizes, more shallow building setbacks for smaller-sized homes, and working to create innovative housing solutions.

Market and Promote Retirement Living.

- ⊕ Garden Plain has some provisions in place for providing citizens a continuum of care (specific to housing) for senior citizens. The leadership of the City should work with senior housing developers to market and promote retirement living options in the community.

Housing & Neighborhood Policies.

- ⊕ Established Neighborhoods:
 - Encourage the improvement and maintenance of older housing stock.
 - Encourage landlords and developers to invest in and increase the inventory of rental units and multi-family housing.

- Invest in maintaining and upgrading the infrastructure in older neighborhoods.
- Promote the use of city codes and minimum housing standards to help maintain and improve at-risk housing.
- Preserve neighborhood character while supporting new development or redevelopment efforts that contribute to neighborhood desirability.
- Provide maintenance or rehabilitation assistance to homeowners meeting low- and moderate- income guidelines.
- Encourage homeowners, faith-based groups, and neighborhood organizations involved in improving housing and enhancing neighborhood character.
- Support and enforce the removal of visual blight and substandard housing.
- Support multi-generational housing.
- Support incentives for infill development in established neighborhoods.
- Seek state and federal funding sources to fund home repair, weatherization, and modification of homes for senior citizens.

Revitalized and expanded Main Street/Downtown District.

A vibrant Main Street/downtown district is critically important for maintaining a sense of place and the uniqueness of Garden Plain. Creating a new vision for downtown involves preserving our core buildings, infill development, and consideration of expanding the Main Street corridor. Success will depend on a combination of private sector initiatives and public investments.

A revitalized downtown also impacts nearby residential areas. A successful downtown strengthens the market attractiveness of nearby neighborhoods. People value the opportunity to walk or bike to civic activities, shopping, or work.

Main Street & Downtown District Goals

- ⊕ Create a revitalized Main Street/downtown district.
- ⊕ Preserve the remaining character of Main Street.
- ⊕ Create a mixed-use environment with retail, office, housing, and open spaces that continues to function as the heart and center of community life.
- ⊕ Provide and maintain strong connections to the surrounding neighborhoods to enhance pedestrian accessibility.
- ⊕ City offices, religious institution(s), dining, shopping, and the public library are the traditional attractions bringing people downtown, and all should remain there. Additional attractions for consideration could include pocket parks and green spaces, a downtown farmers market, and additional office and retail along Main Street.
- ⊕ Existing green spaces and new civic spaces allowing people to gather, relax or be active should be considered. Public spaces contribute to an active, vibrant downtown that attracts people from outside the community. Several existing opportunities for green spaces or expansion of business for outdoor seating, dining, and relaxing exist and should be capitalized upon.

Ensuring downtown remains the heart of the community is a guiding principle of the Garden Plain Comprehensive Plan.

Future Strategies and Policies

Enhancing Community Identity.

Garden Plain's unique community identity will be enhanced and strengthened when local citizens, as well as residents of the surrounding MSA, rediscover Garden Plain. A revitalized Main Street/downtown district can become the focal point for the community. Private investments are required in storefront renovations, offices, and retail or entertainment establishments. Public investment in the downtown streetscape, civic spaces, and public areas is also a necessity. The use of private-public partnerships to achieve these objectives should be embraced, so that private investments are supported by public dollars in necessary infrastructure improvements.

Streetscape.

The City of Garden Plain, in partnership with the Chamber of Commerce and downtown building and property owners, should consider a formal design and landscape plans for a downtown streetscape. At the end of the design process the streetscape plans will (ideally) be accepted by merchants, property owners, the Planning Commission, and the City Council. Most importantly, the design plans provide the community with a vision of what a new streetscape with the amenities suggested might look like. Elected officials would also have a project cost estimate, allowing them to strategize on different mechanisms to fund the streetscape plan.

Public Space Standards.

Specifications for the elements within the public realm (sidewalks, lighting, on-street parking, trees, furniture, planters, etc.) should be established by the Planning Commission and adopted by the City Council. This will help give the downtown a more charming and unified look.

Downtown Farmers' Market.

This idea could become an early success story for Main Street/downtown. This is a low-cost, attainable community goal if the city leaders can identify the “right players” to implement the project.

Establish additional community downtown/park activities.

The governing body, Chamber, or other organized community groups should consider the establishment of additional, monthly special events such as a “Third Thursday” or “Fourth Friday” activity each month on Main Street and/or in the City Park. This could consist of live music (professional or school district musicians); food trucks or bar-b-ques; carnival type activities; movies, etc. These events can be themed for corresponding holidays and upcoming events such as “back to school”, “national night out”, or “fall festival”.

Wayfinding Signage to Main Street/Downtown.

This program would encourage travelers on Kellogg Avenue / US 54 / US 400 Corridor to visit downtown and provide directional signage from the 295th Street entrance into the community. In addition, as new people move to the community, it is crucial to help them find and discover Main Street and our downtown.

Hi-Speed Internet Access for All.

Being able to connect to fiber or wirelessly to your job or school has become an expectation in our world, especially following the pandemic in 2020. The governing body should consider the implementation of fiber and/or wireless internet access for all in Garden Plain. This could include the implementation of a wireless internet zone (free public Wi-Fi) in downtown, or the City partnering with a private service provider to provide discounted accesses and/or serve as a public utility for residents of Garden Plain.



Chapter 5

Creating a Livable & Healthy Community

The concept of a livable community has evolved over the past several decades. It encompasses environment, quality of life, economic opportunity, jobs, and more. A livable community incorporates mixed-use development; exhibits a planned development pattern; and makes efficient uses of scarce resources and existing infrastructure.

Quality of Life

The Garden Plain Comprehensive Plan stresses the importance of improving the community’s existing quality of life amenities, as well as expanding them as the City grows. Achieving these objectives will make the community a more attractive place to young professionals, young families, and higher-income households, as well as current citizens, empty-nesters, and retirees who want to live near a metropolitan city.

The term “quality of life amenities” includes parks, open spaces, recreational facilities, and trails for walking and biking. Equally important to the future is the support of programs and initiatives to build the city to accommodate healthy lifestyles. A holistic, comprehensive mindset about recreation, transportation, housing, and work will enhance the quality of life in Garden Plain.

All the community facilities, roads, streets, parks, bike lanes, and sidewalks that create and contribute to livability require the investment of public tax dollars, as well as private-public partnerships. In the long run, providing quality of life amenities to enhance Garden Plain’s livability will contribute to the community’s ability to attract businesses, industry, and households. Quality of life is ultimately about people and building a place where everyone enjoys a productive, healthy, and safe life.

Quality of Life Goals

- ⊕ Enhance and celebrate our community’s unique heritage.
- ⊕ Invest in and build quality of life amenities, such as recreation, open spaces, education, health care, cultural amenities, and entertainment, to attract new households and businesses to the community.

Community Health and Wellness.

A growing trend across the country is the awareness of how city planning can contribute to individual wellness and community health. Equally as important is the emergence of collaborative planning among local governments, healthcare providers, and social entities to promote and create healthy cities. The ever-increasing demand for healthcare services, an aging population, and fewer public financial resources require the sharing of resources, collaborative planning, and innovative solutions at the local level. There is also a greater emphasis on people focusing on their own health and wellness. People are taking greater interest in exercise, healthy eating, and their overall lifestyle. People of all ages are aware of how an active lifestyle can affect their health. City plans and codes are critical to community health and individual wellness.

Well planned sidewalks and pathways connect people to parks, schools, neighborhoods, and other arenas of community life. For instance, when city planning is focused on livability and healthy living, it successfully integrates trails, sidewalks, and access to downtown and the Wichita Metro.

Community health and wellness extends into how the community collectively views itself – are we the kind of City that citizens want to live in, and local leaders want to create and expand? The types of industries and businesses that want to locate in Garden Plain have a significant influence on community health.

Community Health and Wellness Goals

- ⊕ Create collaborative partnerships between city officials, residents, business and industry, schools, and nonprofit organizations to promote community and individual well-being.
- ⊕ Promote ease of access for citizens with disabilities or special needs.
- ⊕ Foster a mindset that encourages individual wellness, active lifestyles, and healthy living as a part of the Garden Plain community, our identity, and way of life.

Future Strategies and Policies

Attractive City Entranceway and Highway Corridor.

Entranceways are the points where people arrive in the community from the major highway access points. They create a lasting impression of the community. The 295th and Kellogg Avenue / US 54 / US 400 interchange should be treated as a gateway to the City. This should include unique city identity signage and landscaping. Consideration should be given to a partnership with KDOT on gateway design concepts to ensure that a positive and aesthetically pleasing image of the community is presented and embraced by all parties.

Infant and Childcare Options.

Expanding infant and childcare options will improve the livability of the Garden Plain community. Parents face difficult choices when trying to balance childcare, workplace demands, and the family budget. The need for early childhood development options reinforces the importance of acceptable infant and childcare of working parents. This is another prime community issue that will require private-public partnerships and collaborative relationships to overcome funding challenges.

Cultural Diversity and Social Cohesion.

Garden Plain acknowledges the differences in race, cultural, and social interests within our community and strives to embrace our ethnicity, diversity, and heritage. We are a community that respects cultural diversity and values social cohesion. As the community grows and becomes more diverse, it becomes even more important that all people feel welcome and part of the social and community fabric. This strengthens the community in cultural richness.

In addition, as the baby boomer generation retires from the workforce, cities that are recognized as accepting of varying ethnicity and diversity are helping themselves by creating a competitive economic advantage by welcoming a diverse workforce and citizenry.

Cultural Diversity and Social Cohesion Goals

- ⊕ Build a community that values, supports, and creates a sense of belonging for everyone.
- ⊕ Facilitate equality, social understanding, and social cohesion for all citizens.
- ⊕ Foster connections among neighbors and encourage interaction among people from different backgrounds.

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Chapter 6

Future Land Use: Principles & Policies

Looking forward to 2040, new challenges will include how to support town growth, ensure new development, and invest in activities that enhance the town’s character, making Garden Plain a better community. Investment in new and rehabilitated public infrastructure improvements will be necessary to ensure continued community growth. A small amount of developable land exists within the current city limits for limited residential and commercial development. The Governing Body will need to pursue opportunities for annexation to ensure adequate and orderly future community growth.

The next significant challenge City leaders will need to focus on is creating new employment opportunities. New job creation – particularly of higher-paying jobs—and/or attracting new residents with higher-wage employment, will remain a key strategy for community growth.

To guide future growth there are four complementary planning components identified in this section: plan goal statements, guiding principles, land use policies, and a Future Land Use Map. Taken together, they are intended to guide decision making about future land use patterns, the intensity and scale of development, aesthetic quality, and the transportation network.

The Future Land Use Map is designed to illustrate a generalized land use pattern. It is an “ideal picture” of how the land use pattern of Garden Plain could unfold over the next 20 years. Each land use decision must be evaluated against the map by the Planning Commission and Governing Body, as well as the plan’s goals and policies. A future land use request (*change of zoning/zoning amendment/rezoning*) for a specific piece of property may not comply with the proposed land use depicted on the map, but when judged against plan goals, principles, and policies the request may be determined to be acceptable. The desired outcome is optimum flexibility for community leaders and developers to respond to changing market demands.

Land Use Planning Goals

- ⊕ Encourage development in areas where roads and infrastructure can be provided and/or already exist.
- ⊕ Guide new development in a manner that utilizes current resources, infrastructure, and zoned property within the City limit and surrounding areas (zoning area of influence).
- ⊕ Encourage new residential, commercial, and industrial development in appropriate areas of the community, that enhances Garden Plain’s pedestrian-friendly environment, walking, biking, and connectivity with nearby neighborhoods, paths, and trails.
- ⊕ Implement a site plan review process by staff and/or the Planning Commission to coordinate development.

Garden Plain Growth Framework

A growth framework identifies the long-term view and goals for expansion and development of the Garden Plain community.

The framework informs Sedgwick County officials, MAPC, MABCD, and landowners in unincorporated areas surrounding the community about the anticipated location of future development. The intent is to promote efficient and cost-effective growth by assessing utility and infrastructure extensions.

The community desires to accommodate new town growth using existing infrastructure or connections to existing infrastructure first, as a cost saving measure. Community growth is anticipated to be primarily residential in character. Further, there is sufficient land within or immediately adjacent to the community where the extension of services can be provided without excessive cost. City staff and elected officials, working with the Metropolitan Area Planning Commission (MAPC) have identified a boundary that delineates the urban growth area of the community, also identified as the zoning area of influence. The identified boundary extends to the east, west, north, and south of the current city limits and includes plans for accommodation of future community growth.

Urban Growth Policies

- ⊕ Promote expansion in areas contiguous to existing development first, and that promote street and pedestrian connectivity between new and existing development areas.
- ⊕ Encourage growth through the orderly extension of municipal water, sanitary sewer, and gas facilities and infrastructure.
- ⊕ Coordinate with Sedgwick County (MAPC) on matters of land use planning, zoning, and subdivision decisions within the zoning area of influence.
- ⊕ Implement the orderly annexation of land within the zoning area of influence to ensure extension of infrastructure and that adequate land is available for future development.
- ⊕ Residential subdivisions seeking annexation approval in the zoning area of influence shall connect to municipal water, sewer, and natural gas services, and be required to meet Garden Plain zoning and subdivision regulations.

Neighborhood Development.

Residential neighborhoods and communities are essential to building and advancing a quality town and ensuring that the City of Garden Plain remains a community of choice for new residents and businesses. In order to strengthen the marketability and desirability of our community, it is important to pay careful attention to how individual subdivisions fit together and contribute to creating cohesive neighborhoods.

Additionally, the Kellogg Avenue / US 54 / US 400 Corridor is a significant separation barrier from the main section of Garden Plain. It will be important in the years ahead to ensure that growing areas to the north of the highway have adequate connections and community facilities.

Vital neighborhoods require unique characteristics that make them identifiable and pleasant places to live. Traditional neighborhoods, such as those found in the original areas of Garden Plain, were based on the integration of the schools, parks, and churches within the area. The goal of the comprehensive plan is to capture the scale and feel of the traditional neighborhoods and ensure connectivity among new neighborhoods as the town grows. The intent is to create a greater sense of community by encouraging individual land developers to work within a framework that creates a sense of community, not just a subdivision plat. This means city officials must be receptive to innovative site planning strategies and ideas, including mixed uses and a variety of housing types and densities.

A strategic goal is to build healthy and long-lasting neighborhoods that contribute to the sustainability of the community. Listed below are several planning policies that developers, as well as public officials, should adhere to when laying out a development proposal consistent with healthy and sustainable neighborhoods.

Neighborhood Land Use Policies

- ⊕ Each neighborhood should consider having a variety of housing types including single-family detached, attached homes, town homes, apartments, and condominiums.
- ⊕ A neighborhood park or greenspace area with recreation amenities such as a pond, trail or path, playground, etc. should be considered for inclusion with each new subdivision plat and proposed development.
- ⊕ Where applicable, trails, paths, and sidewalks connecting to existing infrastructure should be included and provided in plats and build-out of existing developments.
- ⊕ Distinctive neighborhood or subdivision entry signage should be encouraged.

295th Street and Main Street: Mixed-Use Corridors.

295th Street (Section Line Road) is the major arterial roadway providing connection from Kellogg Avenue / US 54 / US 400 Corridor to Garden Plain. This corridor, along with Main Street to the west, offers mixed-use character. Both include commercial, school, residential, and park developments. The challenge going forward is to ensure that new growth contributes to the livability of existing developments while capitalizing on market-driven opportunities for commercial development.

The vision for these corridors is to create an aesthetically pleasing experience for nearby residents as well as for visitors to the community. This vision necessitates commercial development carried out with thoughtful site planning, compatible design, and landscaping. It also means ensuring that there is a safe and convenient walk and bikeway to connect the shopping and recreational areas with nearby neighborhoods.

Corridor Land Use Policies

- ⊕ Develop a mixed-use land use pattern that maintains the corridors as a safe and pleasant place to reside, while also accommodating commercial development.
- ⊕ Plan for a range of uses along the corridors such as offices, commercial, civic spaces, residential, and entertainment activities.
- ⊕ Plans for individual commercial buildings should include high-quality site design, architecture, landscaping, and business signage that enhances an aesthetically appealing corridor.
- ⊕ Residential developments bordering the highway should be designed with a 50-foot-wide open space adjacent to the highway right-of-way, along with sufficient landscaping to reduce the visual and noise impact of interstate traffic on homeowners. Such borders/buffers will also present a visually appealing entrance to Garden Plain.
- ⊕ Industrial and commercial development should be “master planned” as business parks to encourage industrial and commercial activities that present a positive image from the highway to transition to residential uses.

A commitment to a long-term vision for the community is important. A lasting and positive development pattern should take full advantage of these strategies. A rush to accommodate uses inconsistent with the vision of the community should be avoided.

Commercial Land Use Policies

- ⊕ Consider the development and adoption of “Design Standards and Guidelines” for commercial development. The document should include guidelines for parks, traffic and pedestrian circulation, access, public spaces and building placement, orientation, and architecture.
- ⊕ Ensure commercial retail or industrial buildings have controlled access to an adjacent arterial or collector street.
- ⊕ Encourage landscaping and buffering along the perimeter property lines when appropriate to mitigate impact on differing but appropriate adjacent land uses.

Business Park and Industrial Policies

- ⊕ Ensure compatibility with adjacent or nearby residential neighborhoods by utilizing development standards, design review processes, and landscaping and buffering regulations.
- ⊕ Accommodate limited, appropriate retail and service uses within business parks.
- ⊕ Ensure that opportunities exist for small businesses to locate within the corridor yet conform to established development and design guidelines.
- ⊕ Provide business park/industrial access by collector or arterial streets and restrict and minimize truck traffic through residential areas.
- ⊕ Encourage upgrades to telecommunication systems such as wireless internet and fiber optic infrastructure improvements.
- ⊕ Encourage planned industrial areas subject to the following criteria:
 - Loading areas shall be located to avoid conflict between pedestrian and vehicular traffic.
 - Outdoor storage areas shall be fenced or screened by landscaping.
 - The number and location of vehicular access points shall be limited to minimize disruption to traffic flow.
 - Lighting shall be directed to minimize impacts on adjacent residential uses.
 - Roads can accommodate the anticipated traffic generated by the proposed development.

Parks and Recreation.

Parks and recreation facilities play a central role in creating a healthy place and contribute to quality of life and livability. They also create a useful edge when competing for households seeking a complete offering of education and quality of life amenities. The construction of new or upgraded recreation facilities is a prime example because people of all ages, as well as business and industry are often seeking communities that offer such amenities.

Looking toward the next two decades, many parks and recreation challenges rest in providing facilities in new areas of the community, as well as in maintaining or upgrading facilities that have served the community for generations.

Parks and Recreation Goals

- ⊕ Enhance the community quality of life by developing new or expanded public parks, recreational facilities, and open spaces that meet the needs of present and future Garden Plain citizens.
- ⊕ Maintain and enhance the existing system of parks, recreational facilities, and open spaces for a growing community.
- ⊕ Acquire and create new neighborhood and community parks or green space in developing residential areas.
- ⊕ Provide the community with a new park or park amenity.

Future Strategies and Policies

Expand and coordinate new paths, bike lanes, and sidewalks with existing amenities. A significant portion of the system is already in place, with opportunities for expansion as the community grows.

Expansion of the Rails to Trails Path.

The work done to date on the Rails to Trails path, connecting Wichita, through Garden Plain, and to the west, has created an exceptional community asset. Expansion of the trail and coordinating amenities such as restrooms, water stations, and other improvements create opportunities for trail users to receive an optimum perception of the Garden Plain community.

Pedestrian and Bicycle Transportation Policies.

A series of pedestrian and bicycle opportunities were identified in a 2019 survey and traffic study conducted in partnership with the Wichita Area Metropolitan Planning Organization (WAMPO). These policies complement the goals of the Parks and Recreation section.

Park Master Plans.

Individual master plans to update existing and future parks should be developed, providing the City with clear descriptions of new or potential facilities and amenities for each park. Such documents should also provide a budget number for the City's Capital Improvement Program (CIP). As part of the planning efforts, restrooms and facilities should be considered and included.

Additionally, the City should think strategically about the preferred location for a new park(s). The park(s) could be designed in cooperation with the school district, church, or other partners for both public and school/private use. If action is not taken to secure an option or outright purchase of land for a new park, the opportunity may be lost when development pressures drive the land purchase price upward.

Parks and Recreation Policies

- ⊕ Work with developers and property owners to connect subdivisions and retail activities with bike and walking/jogging trails.
- ⊕ Ensure the safety and accessibility of park facilities for all users.
- ⊕ Plan for and acquire park and trail land in the fringe area of the community where new residential neighborhoods are expected to develop.
- ⊕ Pursue grant funding opportunities and private financial support to upgrade existing parks and facilities, and/or building of new facilities such as a community pool, splash pad(s), ball fields, etc.
- ⊕ Explore the expansion of community Trails paths, including potential amenities such as restrooms, water stops, benches, etc.
- ⊕ Promote the installation of open/green space areas in commercial and residential areas.
- ⊕ Ensure new developments plan for adequate public land for recreation, green or open space, and are in conformance with zoning ordinances and subdivision regulations.
- ⊕ Plan for a new community park(s) or recreation amenity, such as a ballfield, golf courses driving range and putting area, swimming pool, or splash pad(s).

Future Land Use Map

The Future Land Use Map is the foundation of the comprehensive plan. It forms the basis for policies on development and redevelopment. The arrangement and location of different land uses in the zoning area of influence illustrates how this area could reach ultimate development. Therefore, it must represent the best practices available to decision makers, complement planning goals, strategies, and statements contained in the comprehensive plan. The Future Land Use Map must adapt to community needs over time and undergo frequent changes and updates through annual review, per Kansas state statute. The Map establishes broad guidelines for land use patterns and should be applied in combination with the goals, land use principles, and policies contained in the comprehensive plan.

Land Use Categories (Zoning Districts)





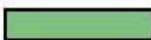






(As taken from the Garden Plain Zoning Ordinances, Edition of 2021)

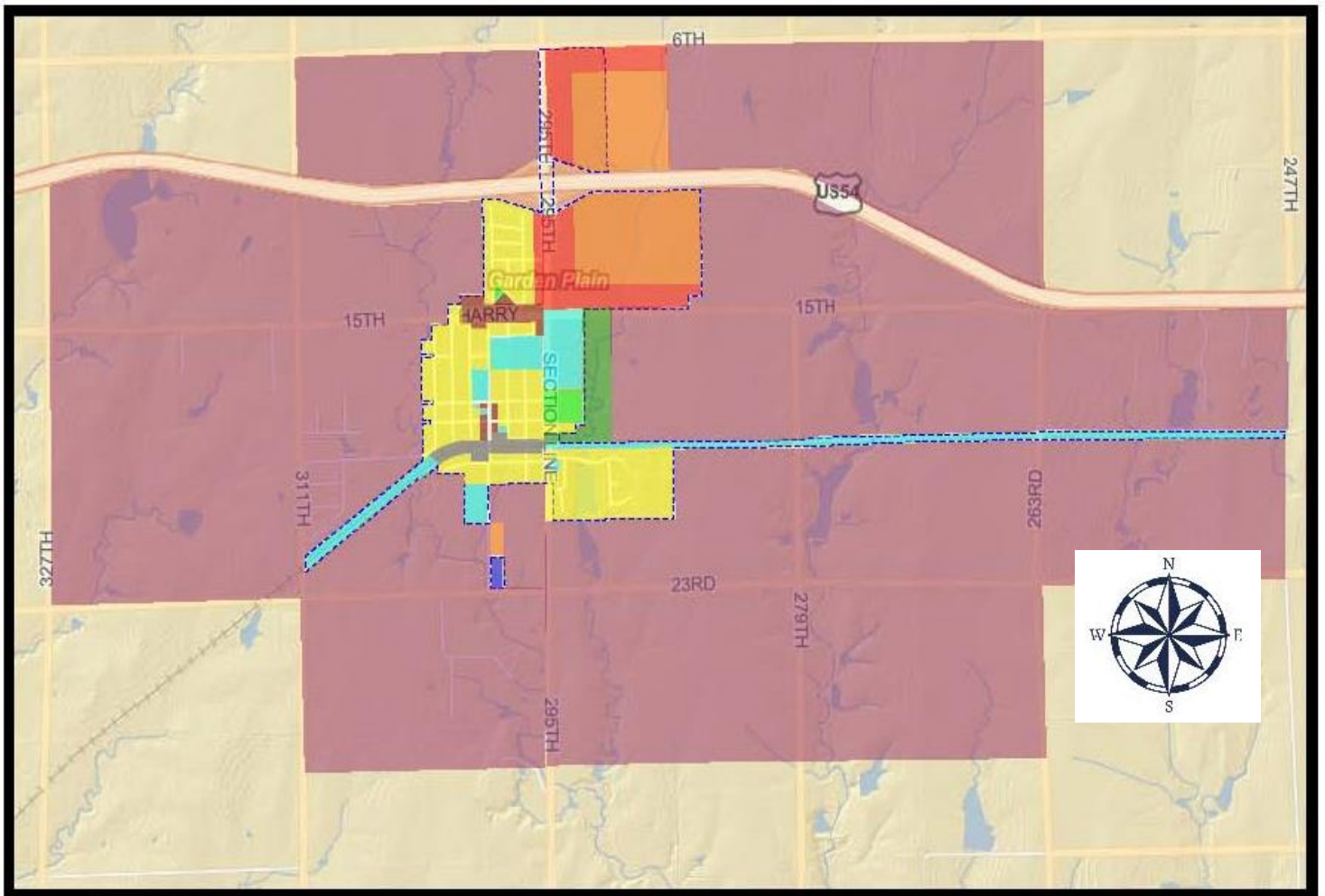
Residential:

- General Agriculture District (AG-1)
- Residential:
 - Rural Residential District (R-R)
 - Residential Suburban District (R-S)
 - Single-Family Dwelling District (R-1)
 - Two-Family Dwelling District (R-2)
 - Multiple-Family Dwelling District (R-3)
- Planned Unit Development (PUD):
 - Residential
 - Commercial
 - Industrial
- Manufactured Home District (M-H)
- Manufactured Home Park District (M-P)
- Highway Service District (C-S)
- Commercial Office (C-O)
- Central Business District (C-1)
- General Commercial District (C-2)
- Adult Entertainment District (C-3)
- Light Industrial District (I-1)
- Heavy Industrial District (I-2)

Future Land Use Map

Land Use Legend

 Residential	 Parks	 Commercial
 Future Residential	 Future Park	 Future Commercial
 Institutional	 Utilities	 Industrial
 Current City Limits		 Future Industrial



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Chapter 7

Transportation

Transportation systems have played a key role in the historical development and growth of most communities. The railroads played an integral role in the south central Kansas local economy and community life until the 1980s, when they relocated their rail hub and operations. The highway system has also played a defining role in the growth and development of the community. Kellogg Avenue / US 54 / US 400 Corridor provides regional connections to the east and west. This interstate highway plays a significant role in providing Garden Plain convenient access to Wichita, as well as to the entire nation.

Transportation Regional Goals

- ⊕ Promote and strengthen the Kellogg Avenue / US 54 / US 400 Corridor regional transportation highway systems linking the east and west portions of Kansas and the US.
- ⊕ Build on regional intermodal assets readily available through the network of airports, highways and interstates, and rail infrastructure.
- ⊕ Ensure that the views of Garden Plain from Kellogg Avenue / US 54 / US 400 Corridor promote a positive aesthetic image of the community.

Citywide Goals

- ⊕ Provide a safe and effective transportation system that allows for convenient movement of people and goods.
- ⊕ Support increased infrastructure for transit options such as bicycling and walking.
- ⊕ Improve vehicular accessibility and pedestrian connectivity between developed areas of town, with access to shopping, work, schools, and recreation amenities.
- ⊕ Enhance the livability of neighborhoods.

Existing Areas of Concern

The following areas of concern with the existing transit system have been identified by city staff and the community. They are viewed as important, long-term transportation planning issues.

- ⊕ Kellogg Avenue / US 54 / US 400 Corridor and 295th Intersection: this is an important entrance into the community, allowing cars to cross Kellogg. It is also the main interstate-accessed entrance to Garden Plain. Local leaders and city planners see this intersection becoming more critically important for commercial and residential growth in the City, within the corridor. It will also serve as a major truck route to the interstate for business and industry in other areas of town.
- ⊕ Transportation Improvements near Garden Plain High School: Teenage drivers are the most vulnerable since their driving experience is limited. Parents bring young students to Garden Plain Elementary school compounding the traffic problem in the school campus area. The school, in partnership with the City, should consider improvements to this area to alleviate traffic incidents.
- ⊕ Bicycle and Running Mobility: The Rails to Trails (former rail line trail system) connecting Garden Plain to West Wichita (via Maize Road) is a valuable resource to the community in multiple ways. It provides a high-quality bicycle and running trail for the community although it is primarily a recreational trail. Plans to continue to expand the trail further to the east and west are in consideration by neighboring communities and the County.
- ⊕ Expanding opportunities for cycling could also include creating bike lanes, multi-use paths, signed bicycle routes, and a bicycle education program to advocate for public safety and education.

Future Strategies and Policies

Complete Streets. “Complete streets” is a framework for cities to use when planning and designing streets to accommodate safe access for all users, including motor vehicles, pedestrians, and bicyclists. The intended result is for new streets to accommodate all ages, abilities, and transportation modes. These principles can also apply to the reconstruction or widening of existing streets in older areas of the community.

The complete streets approach also confirms the City’s commitment to children, the elderly, and persons with disabilities by providing safe and accessible facilities in the public right-of-way. This means the community is willing to ensure that streets are designed and built to these principles.

Complete Streets Policies

- ⊕ Specify that “all users” include pedestrians, bicyclists, and all transportation users of all ages and abilities, as well as trucks, vehicles, and automobiles.
- ⊕ Encourage street connectivity and aim to create a comprehensive, integrated, connected network for all modes of transit.
- ⊕ Apply design guidelines to both new and retrofit projects, including planning, maintenance, and operations for the entire right-of-way.
- ⊕ Make any exceptions specific and set a clear procedure that requires high-level approval of (such as City Council, and only upon recommendation of the Planning Commission).
- ⊕ Direct the use of the latest and best design standards while remaining flexible in balancing user needs.
- ⊕ Direct that complete streets solutions will complement the context of the community.
- ⊕ Establish performance standards with measurable outcomes.
- ⊕ The city should evaluate and prepare a formal policy on utility-cut replacements.

Drainage Facilities.

An important element when designing transportation systems is appropriate drainage facilities. This includes pursuing best management practices in stormwater quality and handling to minimize the impact upon surrounding properties.

Street Functional Classifications.

Streets are defined by a functional classification system. These functional classifications establish common definitions of the use of a street and its character, regulate access from adjacent properties, and determine how the costs of new street construction are shared between the city and surrounding properties.

Arterial Streets.

Arterial streets should connect areas of principal traffic generation and important highways. They provide for the distribution and collection of traffic to and from collector streets and local streets. Arterial streets are given preferential treatment over collector and local streets in signing and signalization of intersections. It is preferable that private properties do not have direct access to arterials but provide access to arterials through local and collector streets.

Collector Streets.

Collector streets serve traffic between major arterials and local streets, and are used mainly for traffic movement within residential, commercial, and industrial areas. Collector routes provide the combined functions of through-traffic service and access to adjacent land, but they should discourage long distances of continuous through traffic. Collectors should be given preferential treatment over local streets at intersections.

Local Streets.

The primary function of a local street is to provide access to abutting property. Continuity of local streets is not important and through traffic should be discouraged. Local streets should be designed to intersect with a collector street and provide easy access to adjacent property. Although they should not be unnecessarily confusing, it is often preferable for local streets to have a curvilinear (curved) alignment. This frequently improves the visual appearance of the area, slows the speed of traffic, and allows the street to be more naturally integrated with the topography.

Functional Classification Characteristics

	Right-of-Way	Lanes	Bike Lane	Sidewalks
Arterial	100'-120'	4	Yes	Yes
Collector	70'-80'	2	Yes	Yes
Local	50'-60'	2	Possibly	Yes

The above dimensions are for the roadway corridor, and larger dimensions may be necessary to accommodate landscape medians and turning lanes. The City's engineering, planning, and zoning staff, referencing the City's zoning code and subdivision regulations, shall determine the design of streets, sidewalks, and bike lanes. Complete streets concepts should be incorporated into design specifications and standards.

Recommended Street Design Elements

- ⊕ **Arterial streets** should be divided roadways with four travel lanes in 110' rights-of-ways, including 6' foot bike lanes, and 8' foot sidewalks separated from the curb by a 7' foot landscape strip. Bulb-outs may be appropriate at some intersections to reduce the crossing distance for pedestrians and discourage speeding through intersections.
- ⊕ **Collector streets** should have two travel lanes in a 70' to 80' right-of-way, 4' foot bike lanes, and 6' sidewalks separated from the curb by a 7' landscape strip.
- ⊕ **Local streets** where low speeds are appropriate should have a 31' to 32' street width with 5' sidewalks separated from the curb by a 6' landscape strip. In some instances, bike lanes may be appropriate when in compliance with bicycle route plans.

Connectivity.

Many subdivision designs in the US, over the past 20 to 40 years, relied extensively on cul-de-sacs and have resulted in entire neighborhoods with only one or two exits on the same block face. This creates situations where people are forced to make extended trips to visit nearby neighbors or go shopping and can create emergency egress concerns. When sidewalks are not provided, particularly between subdivisions or neighborhoods, children are not able to walk safely. Increased reliance on vehicles to go even short distances is an unintended consequence of poorly connected housing developments.

Street design should include road access in at least two directions. Cul-de-sacs should be discouraged unless site topography or other physical barriers dictate their use. When they are used in a design, bicycle and pedestrian connections between them should be encouraged.

Transportation Policies

Pedestrians and Bicycles Policies:

- ⊕ Continue developing trails and paths and pursuing supplemental funding from partner agencies for expansion of existing trails, paths, and sidewalks.
- ⊕ Continue the “Safe Routes to Schools” program.
- ⊕ Identify major traffic generators and destinations for potential bicycle and pedestrian trips such as the trail, parks, the downtown district, schools, places of worship, and other attractions and plan for pedestrians and bike connections among them.
- ⊕ Designate official bicycle and pedestrian routes in the community through proper signage and pavement markings.
- ⊕ Incorporate “complete streets” design principles into zoning and subdivision regulations, as well as best practice design standards and specifications.
- ⊕ Ensure that private developments (such as restaurants, retail, rest-stops, etc.) adjacent to the existing trail system, or planned extensions of a citywide trail system, understand their potential clientele and target those audiences.
- ⊕ Ensure residential subdivisions or multi-family developments consider safe, and direct bike and pedestrian connections.
- ⊕ Ensure that commercial developments are designed and built to accommodate safe and direct bike and pedestrian connections.

Land Use and Transportation Policies:

- ⊕ Within the zoning area of influence, promote a section-line road grid of arterial streets, and when advisable promote an internal collector street network, primarily following a north-south or east-west orientation.
- ⊕ Provide a continuous, interconnected roadway system throughout the community.
- ⊕ Support necessary arterial roadway and intersection improvements as traffic volumes increase, to reduce the potential of neighborhood cut-through traffic. Conduct traffic impact studies to evaluate the interaction between existing transportation infrastructure and proposed development projects.
- ⊕ Incorporate opportunities for tree planting and provide a landscape buffer zone for residential areas bordering the highway.



Chapter 8

Municipal Utilities

Kansas has a long history of municipal utility operation. In fact, Kansas has more municipal utilities than nearly any other state! When private business would not or could not serve the utility needs of its citizens, city governments stepped up to provide essential utility needs. In Garden Plain, this includes water, wastewater, stormwater, and natural gas services.

The benefits of municipal utility ownership are many. They are the culmination of local individuals working together to serve the specific needs of the community. Municipal utilities are owned by the City that they serve. They exist to provide a public service to the citizens, businesses, and industries of the community. Service, not profit, is the utility's mission. The emphasis on Garden Plain's municipal utilities helps achieve the long-term goals of the community. The primary mission of providing the least-cost and most reliable service over maximizing profit ensures that these goals are always in sight.

Local control.

Because of local control, Garden Plain determines how utility services are provided within the community. This includes the location, design, and aesthetics of natural gas infrastructure, the water treatment plant and water tower(s), and wastewater treatment plant. Local control means matching local resources to local needs and offering special programs such as energy efficiency and conservation, economic development incentives, and more, to benefit citizens.

Local regulation.

For municipal utilities, rates and services are governed by the City. Utilities are governed by the city council. This means the utility is controlled by residents of the community who are customers of the utility and are thoroughly familiar with its operations and services.

Local presence.

Municipal utilities located in Garden Plain are readily available to customers. If a customer has a complaint, he or she doesn't have to take it to a state agency in Topeka or corporate headquarters in another city or state. The customer can discuss the problem locally, with another member of the community, and be assured that the problem will be addressed.

Reliability.

With natural gas, water, and sewer staff located within the community, citizens benefit from a quick and effective local response to emergency situations and outages.

The public interest.

Garden Plain municipal utilities are operated in the public interest, for the benefit of the residents. They are not operated for the benefit of stockholders who may live hundreds of miles away and have little interest in the community. With private utility ownership, there is often conflict between the interests of customers and the interests of the stockholders. This disparity of interests has given rise to a complex system of regulation of private utilities that is unnecessary when the utility is publicly owned and operated.

Keeping dollars in the community.

There are numerous ways that a municipal utility helps to maintain and improve a sound local economy. Local ownership means that customers' utility dollars stay in the community, creating jobs and supporting the local economy.

Local employment.

Municipal utilities serve as an engine for economic development. Local flexibility, reliability, and quality service offered by municipal utilities are a major advantage for the community in attracting and retaining commercial and industrial customers.

Access to tax-exempt financing for capital projects.

On average, municipal utility rates are competitive with those of other utilities. Competitive rates mean that more dollars are available to spend on other goods and services, boosting the local economy.

Community values.

Decisions about the operation of a municipal utility are made locally, by members of the community, at open, public meetings. Because all decisions are made locally municipal utilities are uniquely able to respond to the community's needs, build on the community's strengths, and reflect and advance the community's values.

Integrated utility systems.

Garden Plain's municipal utilities are integrated across several services. The natural gas utility works with the City's water and sewer systems. The efficiency of local governments is enhanced through the sharing of personnel, equipment and supplies across several utilities and City departments.

Five main areas comprise the focus of this planning:

- ⊕ water supply, treatment, and distribution
- ⊕ sanitary sewer and wastewater treatment
- ⊕ stormwater
- ⊕ natural gas
- ⊕ solid waste (privatized)

Water Supply, Treatment, and Distribution

Garden Plain's water source is groundwater in the Equus Beds. Garden Plain has three (3) wells. The water pumped from the wells is then sent to the City's water treatment plant. The water is then treated and distributed through Garden Plain's distribution system. Garden Plain's water tower holds 100,000 gallons of water. The water treatment plant is owned by the City and operated by City employees.

Garden Plain's water treatment system is in compliance with state and federal operating guidelines and has adequate capacity to accommodate the projected growth of the community for the next 15-20 years (through 2040).

The City should establish a utility master plan for water, sewer, and natural gas infrastructure that identifies needed improvements to the existing system, as well as new mains to extend service to planned City growth areas. The cost of the maintenance and needed infrastructure extension items should be accounted for in the City's Capital Improvement Plan (CIP).

Sanitary Sewer and Wastewater Treatment

The City owns and operates a wastewater treatment plant located at the south end of Garden Plain. Sewage from the community drains from its collection system to the wastewater treatment plant. Capacity updates to the City's interceptors and the treatment plant are carried out while taking into account the changes and projected growth of the community. Collection system improvements to increase capacity as the community grows will be needed over the next five to ten years. Opportunities should be considered for reuse of the City's effluent water (such as irrigation of parks, fields, etc.) to preserve use of our groundwater supply.

Stormwater

In 2019 Garden Plain adopted Ordinance 710, establishing a Stormwater Utility and an additional and alternate source of revenue for the maintenance and future growth of the City's stormwater collection system. The system includes a variety of collection components including curbs, gutters, drains, storm sewers, culverts, and open ditches.

This infrastructure carries rainwater and snow melt from streets and parking lots to local streams and ponds. The City is required to fulfill and comply with various regulations regarding stormwater runoff from Sedgwick County, Kansas Department of Health and Environment (KDHE) and the Environmental Protection Agency (EPA) through the Clean Water Act.

Nearly all areas of town are served by a combined sewer and stormwater system. The age of this stormwater conveyance system, as well as new state and federal regulations, will force the City to examine their system and address stormwater planning, design, operation, and maintenance.

As new development continues the City will need to implement new stormwater quality initiatives and quantity control should be defined with specific guidelines for detention and retention requirements. Policies regarding development in and along the flood plain and flood way and addressing stormwater quality and quantity issues in new development areas.

Other issues that should be considered are how stormwater drainage systems can be designed into other public improvements like roads, parking lots, and parks to enhance amenities such as ponds, to better improve runoff quality and find opportunities for multi-use facilities with drainage.

Natural Gas

The City of Garden Plain owns and operates a natural gas utility. The gas is purchased through an interlocal cooperative, and City staff maintain the infrastructure serving the community. Owning and operating this utility can be a powerful development tool.

Solid Waste

The City of Garden Plain is contracted to Waste Connections trash service for solid waste collection, including recycling. They are the exclusive hauler within the City limit.

The City also coordinates a once-per-year community clean-up effort where bulky items such as sofas, appliances, and large tree limbs may be picked up at the curb or dropped off at a central location within the community. Additionally, the City partners with Sedgwick County on a bi-annual basis for hazardous waste collection points within the community.

Municipal Utility Goals

- ⊕ Provide a safe, potable water supply, operated in adherence to the guidelines and regulations of the state and federal governments.
- ⊕ Provide an environmentally sound wastewater collection and treatment system in compliance with state and federal regulations.
- ⊕ Protect local waterways and private property by establishing effective stormwater design requirements and pollution prevention techniques in compliance with state and federal regulations.
- ⊕ Provide a safe, reliable source of natural gas, operated in adherence to the guidelines and regulations of the state and federal governments.
- ⊕ Provide cost-effective solid waste collection and recycling for customers through contract(s) with private industry.

Existing Areas of Concern

The following are viewed as important long-term municipal utility concerns or planning issues.

- ⊕ Aging Infrastructure maintenance and upgrading of water, sanitary sewer, natural gas, and stormwater infrastructure is an ongoing issue facing the City.
- ⊕ In some areas of the community the water and sewer lines are past their design life and need repair or replacement. This requires a systematic investigation of the condition of the City's infrastructure and identification of priority needs, along with annual funding to address needs on an ongoing basis.

Increasing Environmental Regulations.

New federal and state environmental protection regulations for the treatment of potable water, discharge of treated wastewater, and stormwater quality are resulting in increased capital, operating, and maintenance costs. The consequence is higher user fees being passed on to citizens and customers.

Groundwater Supply and Quality.

Garden Plain's public wells are in need of major maintenance to ensure proper pumping of the groundwater and to ensure that the water is of good quality. We need to consider permit requirements on private well drilling and capping operations in order to enforce state regulations aimed at protecting groundwater quality.

Future Strategies and Policies

Creation of a Utility Master Plan.

The creation of a Utility Master Plan should be budgeted for implementation through the CIP. The long-term horizon (20-40 years) to extend municipal water, sanitary sewer, and natural gas infrastructure should be re-evaluated as development occurs within the community. It should be acknowledged that sewer and water plant upgrades and water main and sewer interceptor extensions can require significant lead time for design and implementation. The preparation of the 2040 Comprehensive Plan will offer a new growth framework and land use plan to assist in preparing the sewer and water master plan. The plan should include future growth areas and identify future capital needs.

Creation of a Stormwater Management Plan.

One of the challenges of growth and development is the increase in impervious surfaces from parking lots, rooftops, and commercial and industrial development. This results in an increased need to protect private property and natural habitats from damage due to increased water flow, flooding, or polluted stormwater. A stormwater management plan would evaluate community drainage needs and the performance of the existing storm drainage system, as well as plan for and manage stormwater flow, water quality, and the natural habitats of watersheds anticipated to experience growth and development. The plan will also identify capital improvements and prioritize projects to correct deficiencies in the existing stormwater system.



Chapter 9

Plan Implementation

Implementation of the Garden Plain 2040 Comprehensive Plan will require coordination and cooperation among local organizations, service providers, and agencies. Many of the goals rely on public-private partnerships in addition to City staff and resources. In some cases, the creation of new local government programs may be required for implementation.

Public dollars must be dedicated to infrastructure projects that are necessary to enable growth and to quality-of-life amenities such as parks, trails and pathways, improvements to the downtown, and other initiatives identified and prioritized by the City and community. Often times grant programs and low-interest loans are available to help maximize City funds dedicated to improving the community.

Implementation Tools

Capital Improvement Program (CIP).

The Capital Improvement Program (CIP) is one of the most effective tools in plan implementation. It identifies and outlines the funding priorities of the City Council and provides for consistency over time as elected officials and administrative staffing changes occur. Garden Plain should establish a CIP and consider the inclusion of the future capital needs of all city departments, in addition to desired community amenities and improvements. It should also include a five- to ten-year time frame for future projects that identifies sources of funding for all proposed capital improvements. The CIP should be updated and approved on an annual basis, ideally prior to budgeting so that priority items are identified, and funding accounted for, in the upcoming budget year.

Recommended CIP Projects.

- ⊕ New park land identification and acquisition plan
- ⊕ Gateway and corridor landscape, lighting, and signage planning
- ⊕ Wayfinding signage (Stadium; Schools; Senior Center; Downtown; City Hall; etc.)
- ⊕ Upgrades and maintenance of existing parks
- ⊕ Remodel and enhancement of the Senior Center/Community Center
- ⊕ Upgrades and maintenance of transportation infrastructure
- ⊕ Upgrades and maintenance of utility infrastructure

Recommended Specific Plans and Design Guidelines.

- ⊕ Creation (or update) of Capital Improvement Plan (CIP)
- ⊕ Creation (or update) of Subdivision Regulations
- ⊕ Creation of Downtown Redevelopment Master Plan
- ⊕ Creation of Pathway, Trail and Sidewalk System Master Plan
- ⊕ Creation of Public Works Design Standards
- ⊕ Creation of Utility Master Plan

Local Government Programs and Strategies

- ⊕ Establish a program for housing rehabilitation and revitalization
- ⊕ Establish an incentive program for new homeowners/residents
- ⊕ Enhance and expand community communications (social media; newsletters; emergency alert systems; etc.) from official sources
- ⊕ Continue and enhance property maintenance code enforcement
- ⊕ Establish a city tree planting program
- ⊕ Identify and actively annex additional land into the corporate City boundaries
- ⊕ Conduct an annual or biannual citizen survey to help determine community priorities

Collaborative Implementation Strategies

- ⊕ Engage in community marketing:
 - promote retirement living/aging in place for senior citizens
 - promote young family living/quality of life
- ⊕ Plan and host a quarterly community event
- ⊕ Establish a business incubator space
- ⊕ Establish a seasonal and/or weekly farm and art market
- ⊕ Establish a community garden
- ⊕ Engage in cooperative efforts to maintain and improve older housing stock
- ⊕ Pursue co-location of parks with schools, city properties, and/or religious organizations



Appendix A: Community Demographics

Garden Plain has experienced mainly positive, incremental, growth each decade since 1900. During the last 50 years, much of rural Kansas experienced prolonged population decline, due to the restructuring of the agricultural economy. Garden Plain was fortunate to sustain population growth during this statewide period of decline.

The State of Kansas has seen its rural population move from west to east and more specifically into metro counties with a large City, such as Wichita in Sedgwick, County. In part this explains the positive historical population growth trend for Garden Plain as a suburb of the Wichita Metropolitan Statistical Area (MSA).

The population trend for Garden Plain for the years 2010 through 2020 is best characterized by slow and steady overall growth. The total population gain during the period for the City was 60 residents. Garden Plain's population, as of 2020, was 967 residents.

The following charts and graphs represent Garden Plain's community demographics, as of 2020.

Table 1. Population 2010-2020

Year	Population	Growth (#)	Annual Growth Rate (%)
2019	909	9	1.00%
2018	900	2	0.22%
2017	898	-2	-0.22%
2016	900	0	0.00%
2015	900	18	2.04%
2014	882	14	1.61%
2013	868	6	0.70%
2012	862	5	0.58%
2011	857	8	0.94%
2010	849	0	0.00%

Table 2. Population by Race - 2020

Race	Population
White	764
Two or More Races	8
Black or African American	2

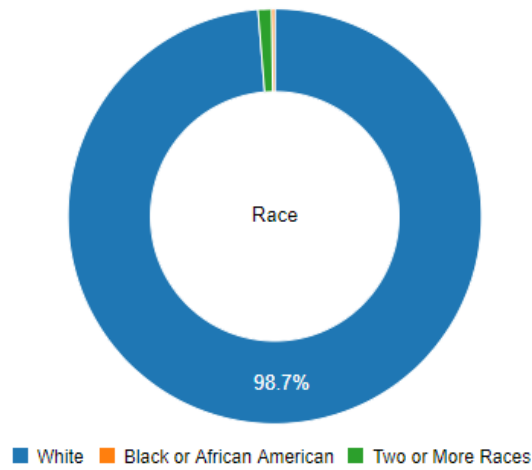


Table 3. Population Distribution by Age - 2020

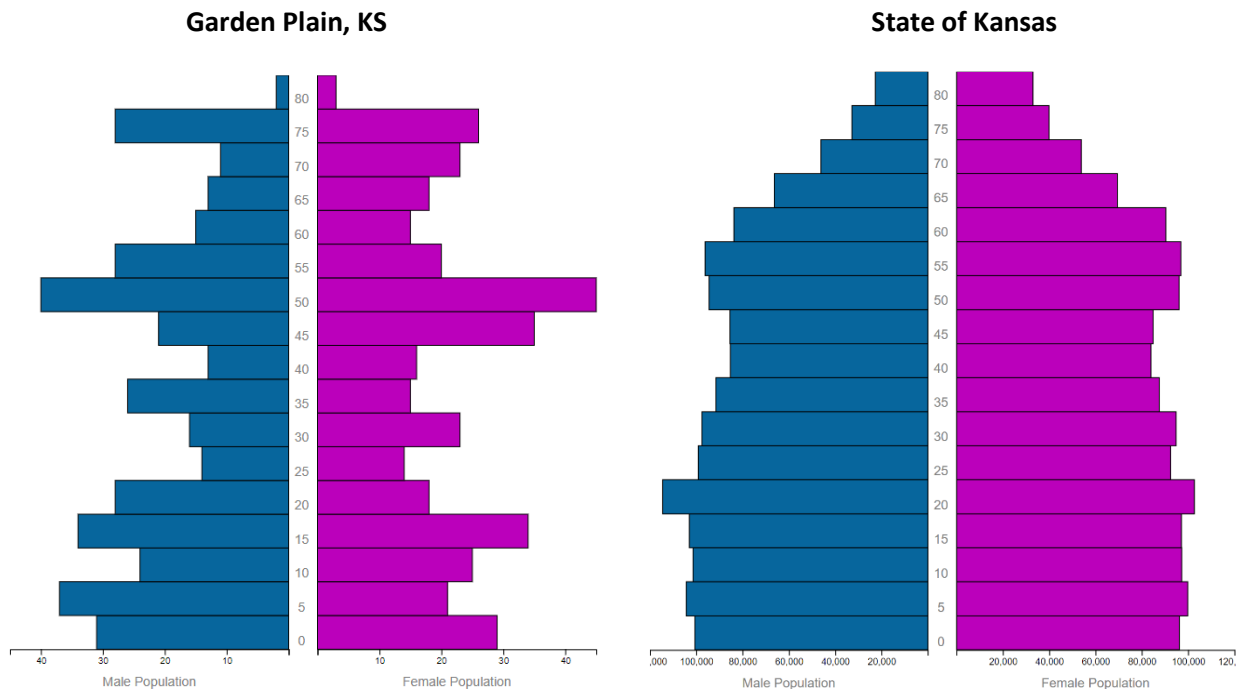
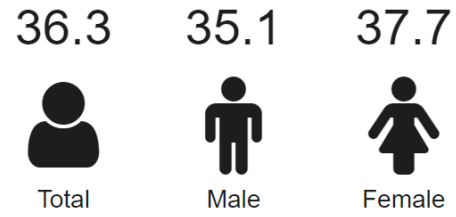
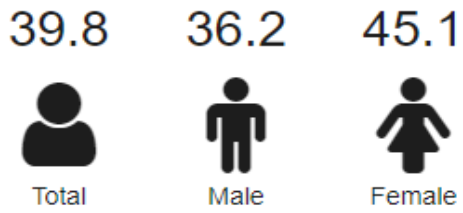


Table 4. Population Distribution by Age - 2020



Garden Plain Ks Adults

There are 555 adults, (137 of whom are seniors) in Garden Plain Ks.

Kansas Adults

There are 2,185,546 adults, (426,273 of whom are seniors) in Kansas.

Garden Plain Ks Age Dependency

85.2 Age Dependency Ratio ⓘ

32.8 Old Age Dependency Ratio ⓘ

52.4 Child Dependency Ratio ⓘ

Kansas Age Dependency

65.1 Age Dependency Ratio ⓘ

24.2 Old Age Dependency Ratio ⓘ

40.8 Child Dependency Ratio ⓘ

Garden Plain Ks Sex Ratio

Female	391	50.52%
Male	383	49.48%

Kansas Sex Ratio

Female	1,457,840	50.20%
Male	1,445,980	49.80%

Population Projections: 2020-2040

According to the Census Bureau, Garden Plain has experienced slow and steady population growth annually. The average annual growth rate is .646 percent since 1980. Based on this annual average, the 2040 population is conservatively estimated at approximately 1,037 individuals. This projection does not include other potential growth mechanisms, such as annexation of existing and future residential property and developments, or the possibility of larger multi-family development(s).

Should Garden Plain wish to grow more quickly and aggressively, the Council will need to annex existing properties into the corporate boundaries. Since 1967, Kansas has had a comprehensive statutory framework for municipal annexations. By these statutes, there are three main types of annexation:

- ⊕ **Consent annexations** of adjoining land: Under K.S.A. 12-520(a)(7), a city may annex land that adjoins the city when the landowner petitions for or consents to annexation. When the consent annexation involves land that adjoins the city, there is no need to get county approval, or to adopt a resolution, hold a hearing or prepare a service extension plan.
- ⊕ **Unilateral annexations:** Under K.S.A. 12-520(a), a city may annex land that meets certain conditions without the approval of the landowner and without the approval of the Board of County Commissioners. With the exception of the annexation of city-owned land, these annexations require the adoption of a resolution of intent, development of a service extension plan and notice and public hearing on the proposed annexation.
- ⊕ **County approved annexations:** There are two types of county approved annexations. The first, under K.S.A. 12-520c, involves the annexation of land that does not adjoin the city but for which the owner has consented to annexation. For this type of annexation, the county must make a finding about the advisability of the annexation before the city can annex the land.

Under K.S.A. 12-521, a city can annex any land not allowed to be annexed under other statutes. This section requires a city to petition the county for approval of the proposed annexation. The City must prepare a service extension plan in support of the annexation. In addition to a county hearing on the annexation, most cities also hold their own hearings on the proposed annexation. This is a complicated process with numerous requirements for a valid annexation.

Potential Annexation Growth Areas

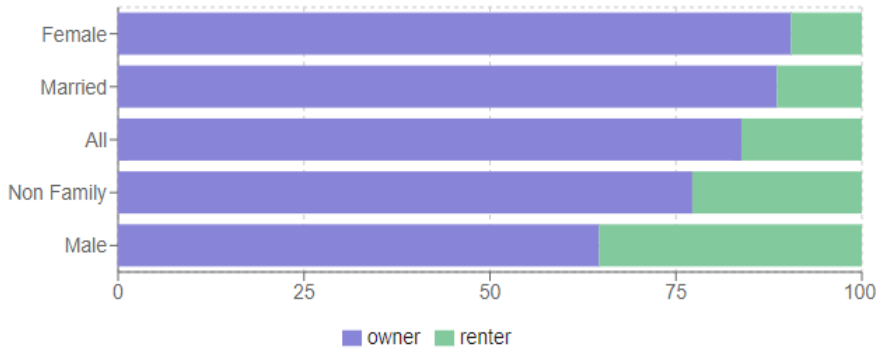
The leadership of the community will need to be visionary and understand that although annexation can be unpopular, it is necessary for growth and for the protection of the City from infringement of the growth of surrounding communities. The following are some examples of potential land and developments that Garden Plain should consider annexing.

- ⊕ **Meadowlark Hill's Additions:** (west of town, south of Mount Vernon): We can average the number of people in each household and add that to the conservative growth estimate. In the Meadowlark Hills Additions there are 33 buildable, platted residential parcels. If each parcel had a house (several are vacant), Census data shows an average household size of 2.79 people. Annexation of this development could grow the population by approximately 93 individuals.
- ⊕ **Sunset Estates Addition:** (east of 311th; south of Harry): There are 13 buildable, platted residential parcels. If each parcel had a house (a few are vacant) and we use the same 2.79 people per household calculation, annexation of this development could grow the Garden Plain population by about 36 additional residents.
- ⊕ **Yoder Airport Additions:** (east of town, south of US 54/ 400/ Kellogg): There are 19 buildable, platted residential parcels. If each parcel were to develop (a few are vacant) and we use the same 2.79 persons per household calculation, annexation of this development could grow the Garden Plain population by about 53 individuals.

Annexation of the Yoder Airport Additions could be important for the future of Garden Plain. It is within the Renwick School District and abuts the Goddard Zoning Area of Influence on the east.

Table 5. Households: Renter Vs. Owner Occupied- 2020

Garden Plain Ks Renter vs Owner Occupied by Household Type



Data via US Census (2017 ACS 5-Year Survey): Table S1101

Garden Plain Ks Household Types

Type	Owner	Renter
Female	90.5%	9.5%
Married	88.6%	11.4%
All	83.8%	16.2%
Non Family	77.2%	22.8%
Male	64.7%	35.3%

83.8% Rate of Home Ownership

Table 6. Households by Type – 2020

Garden Plain Ks Households by Type

Type	Count	Average Size	Owned
All	297	2.61	83.8
Married	167	3.38	88.6
Non Family	92	1.02	77.2
Female	21	2.95	90.5
Male	17	3.12	64.7

3.28 Average Family Size [?](#) **2.7%** Unmarried (Opposite Sex) [?](#)

2.61 Average Household Size [?](#) **0.3%** Unmarried (Same Sex) [?](#)

Garden Plain Ks Households

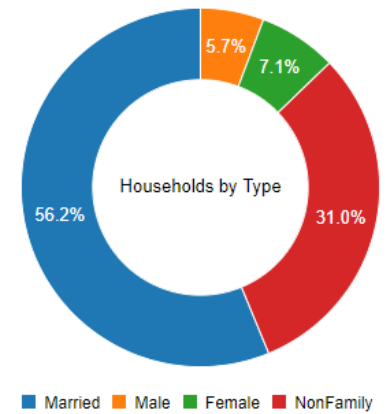


Table 7. Educational Attainment by Sex (Over age 25) – 2020



Education Attained	Count	Percentage
Less Than 9th Grade	18	3.65%
9th to 12th Grade	15	3.04%
High School Graduate	150	30.43%
Some College	128	25.96%
Associates Degree	37	7.51%
Bachelors Degree	111	22.52%
Graduate Degree	34	6.90%

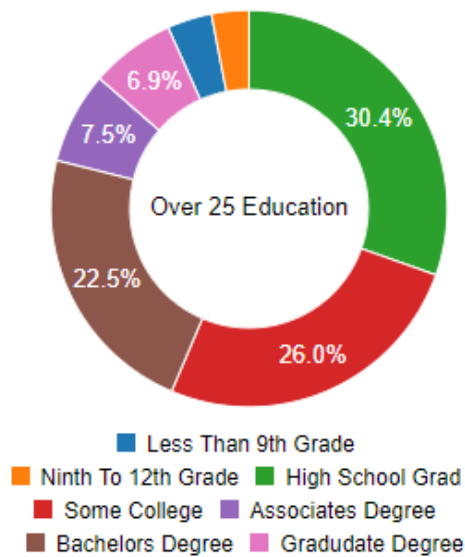
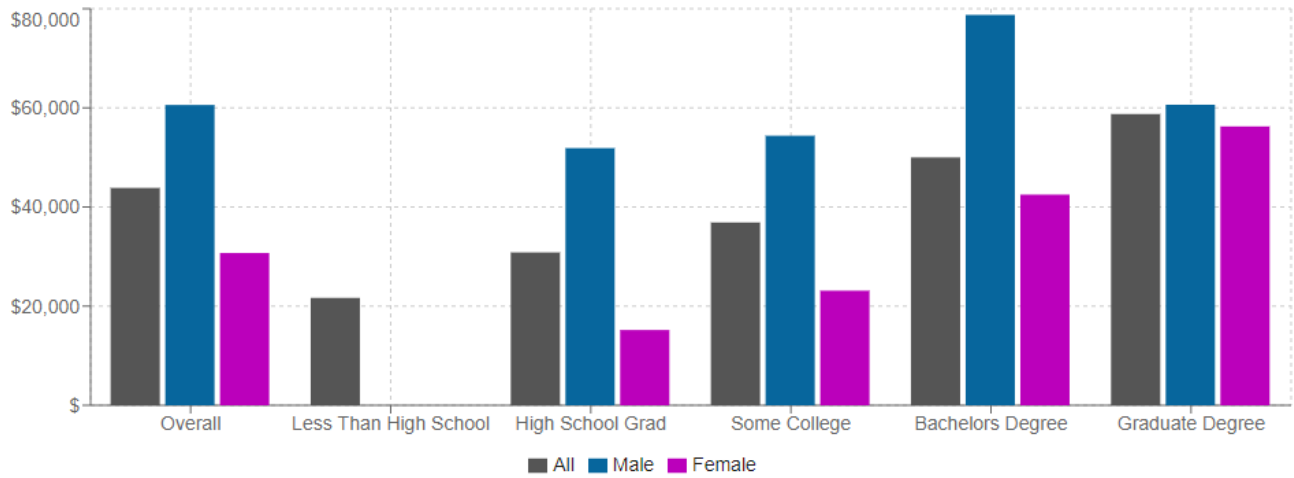


Table 8. Earnings by Educational Attainment – 2020



Name	Average	Male	Female
Overall	\$43,846	\$60,577	\$30,714
Less Than High School	\$21,667	\$	\$
High School Grad	\$30,833	\$51,875	\$15,179
Some College	\$36,875	\$54,375	\$23,125
Bachelors Degree	\$50,000	\$78,750	\$42,500
Graduate Degree	\$58,750	\$60,625	\$56,250

\$43,846

Average Earnings

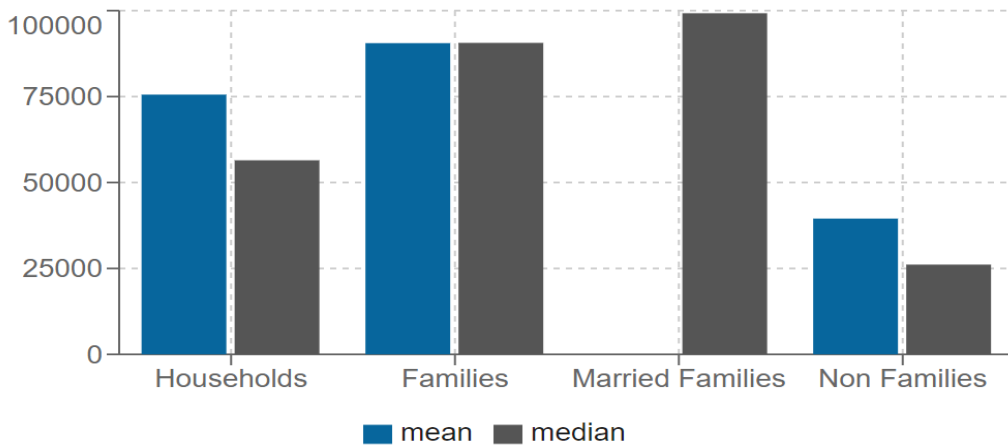
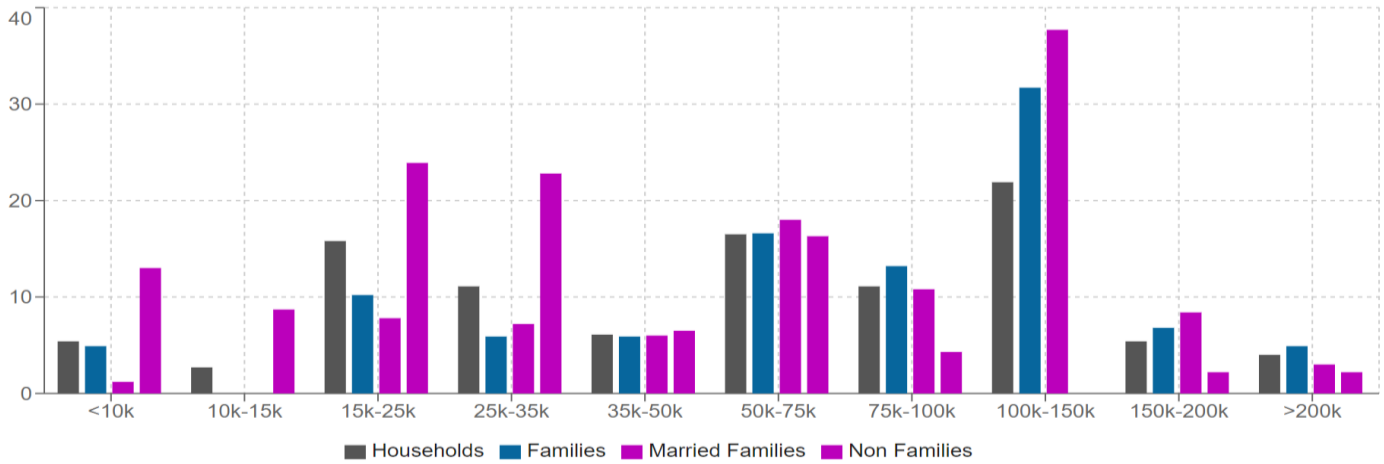
\$60,577

Average Male

\$30,714

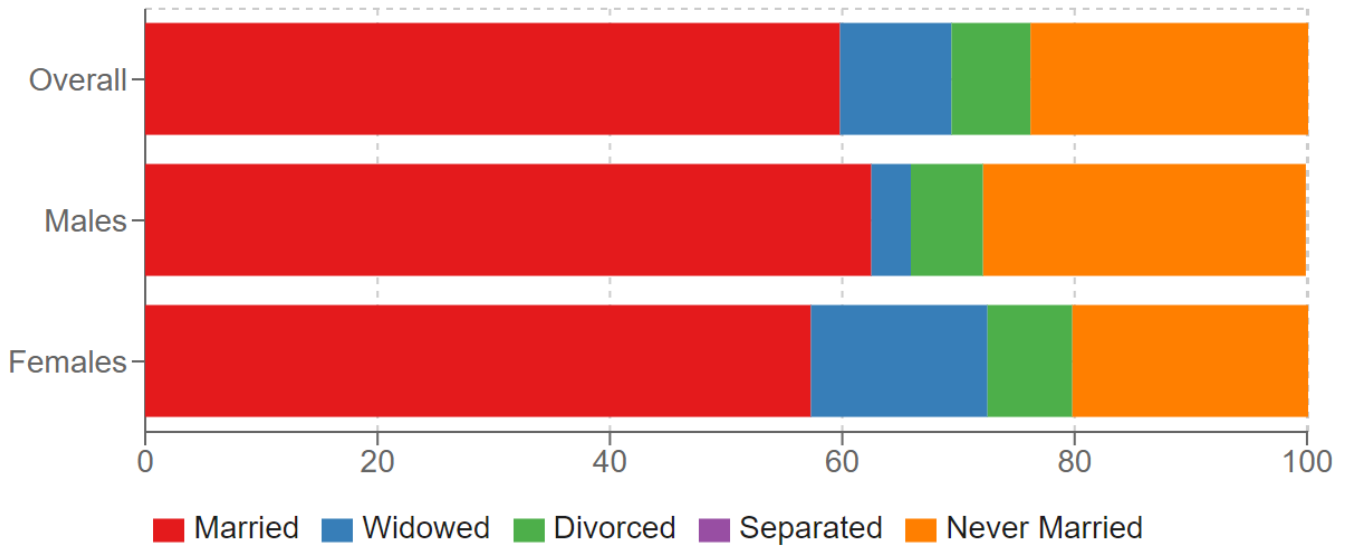
Average Female

Table 9. Income by Household Type – 2020



Name	Median	Mean
Households	\$56,458	\$75,572
Families	\$90,625	\$90,542
Married Families	\$99,250	\$
Non Families	\$26,111	\$39,497

Table 10. Marital Status – 2020



Marriage Rates

59.8%

Overall Marriage Rate

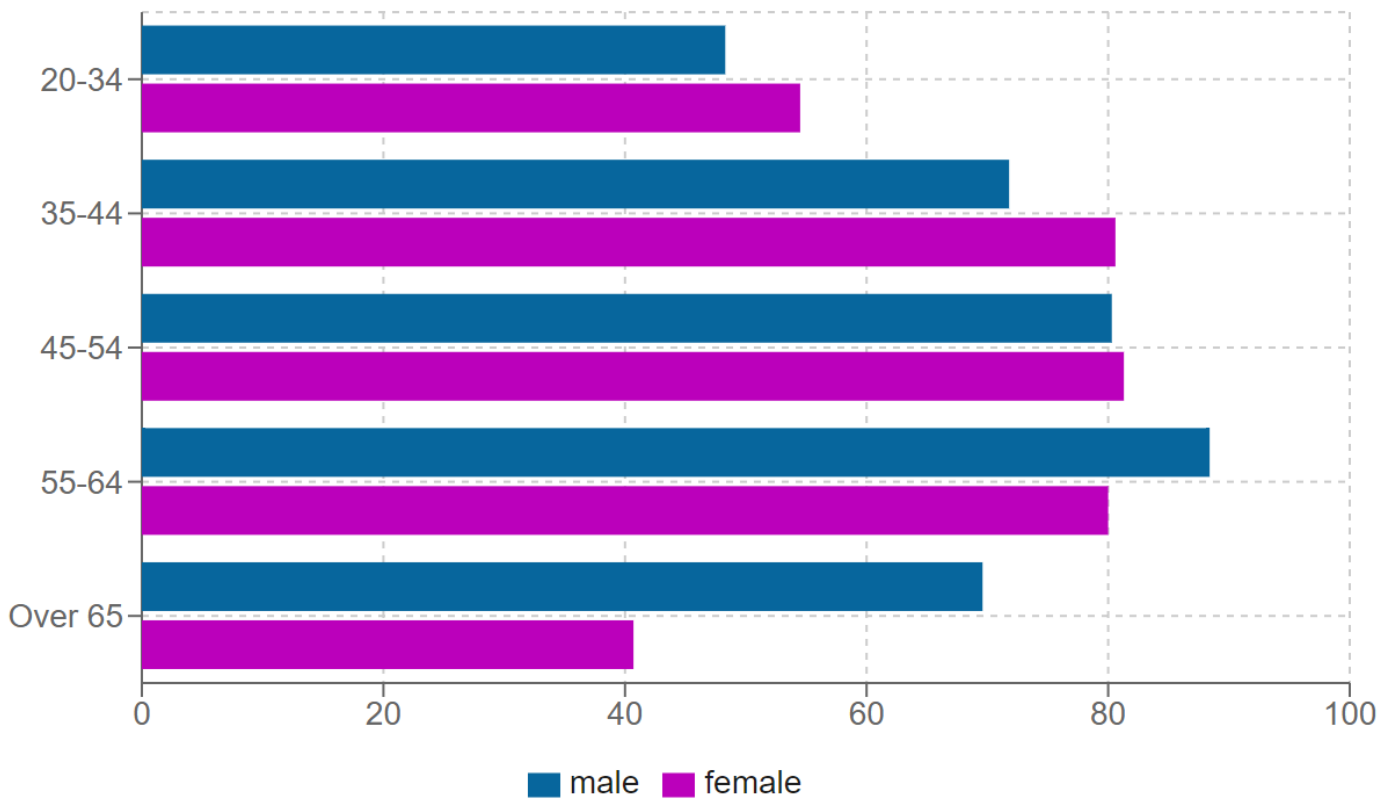
62.5%

Male Marriage Rate

57.3%

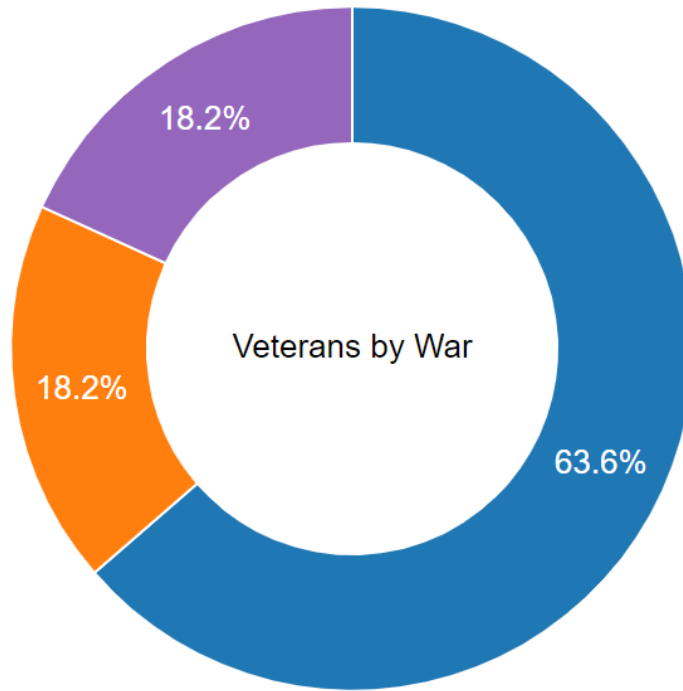
Female Marriage Rate

Table 11. Marital Status by Age and Sex – 2020



The age group where males are most likely to be married is 55-64, while the female age group most likely to be married is 45-54.

Table 12. Veterans by War – 2020



■ Second Gulf War
 ■ First Gulf War
 ■ Vietnam
 ■ Korea
 ■ World War II

40

Number of Veterans

34

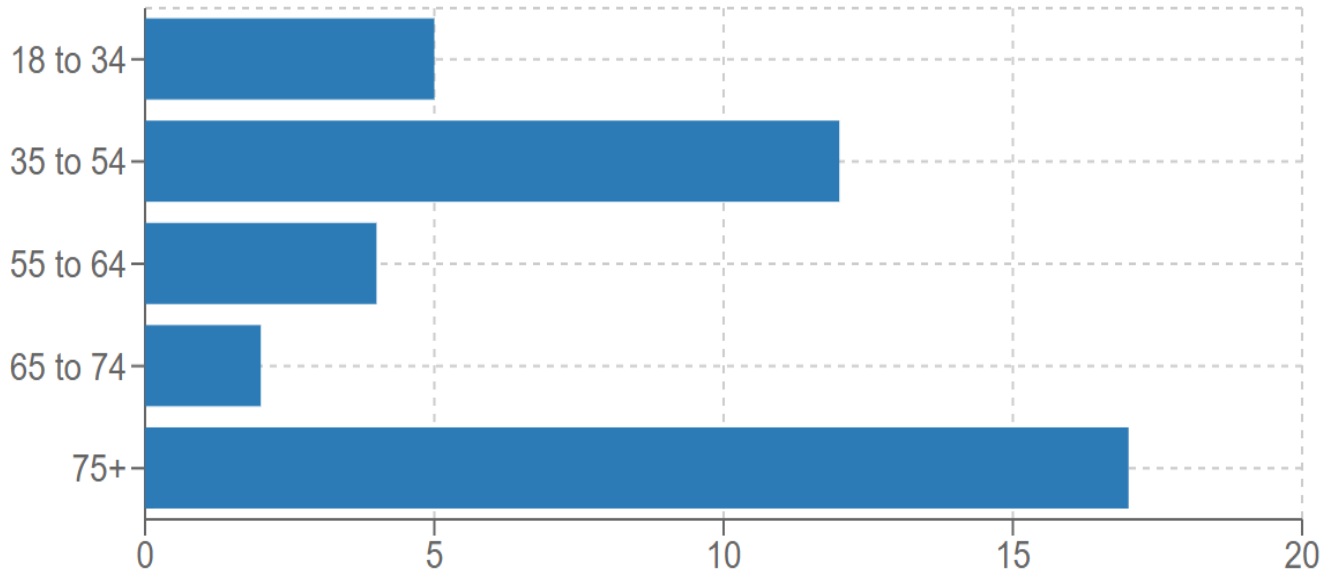
Male Veterans

6

Female Veterans

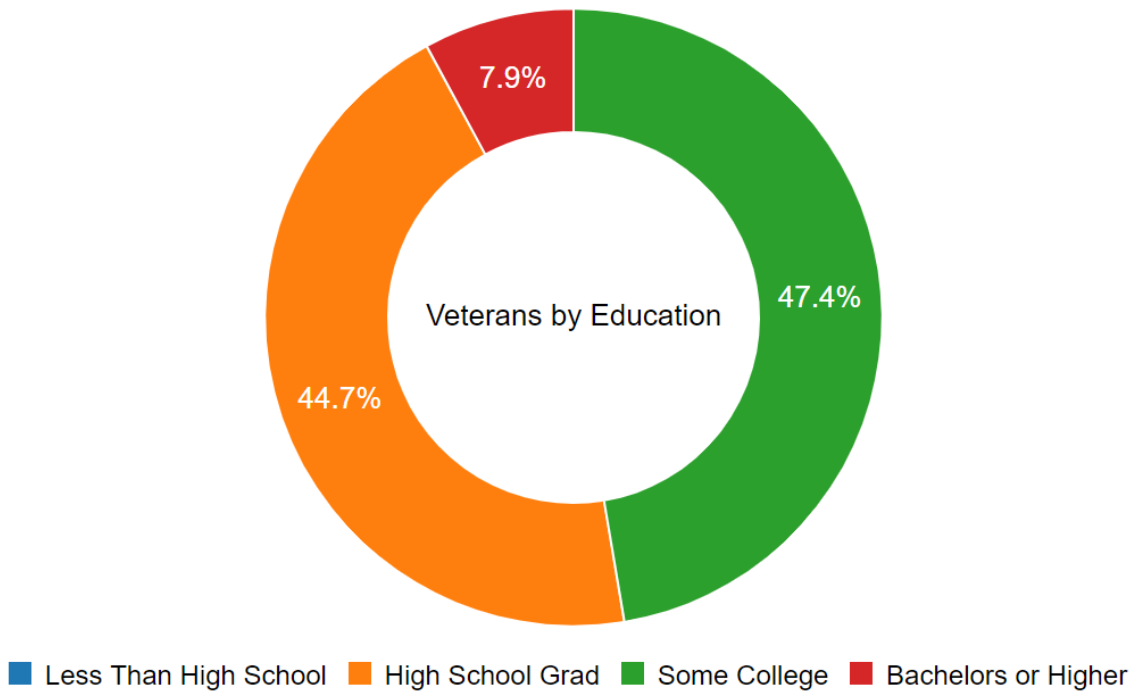
Name	Veterans	☰
Second Gulf War	7	
World War II	2	
First Gulf War	2	
Korea		
Vietnam		

Table 13. Veterans by Age – 2020



Name	Veterans ▼
75+	17
35 to 54	12
18 to 34	5
55 to 64	4
65 to 74	2

Table 14. Veterans by Educational Attainment Level -2020



7.50% Veteran Poverty Rate

17.50% Veteran Disability Rate

Table 15. Total Labor Force Participation – 2020: 67.2%

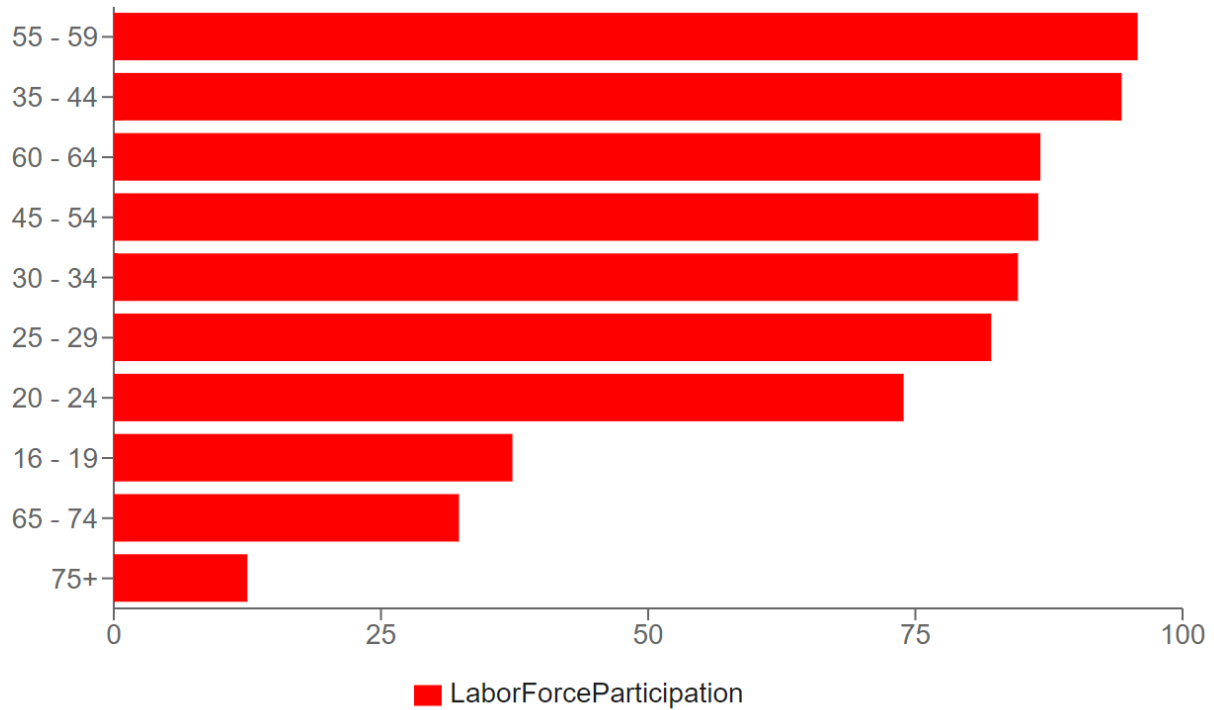


Table 16. Labor Force Participation by Education – 2020

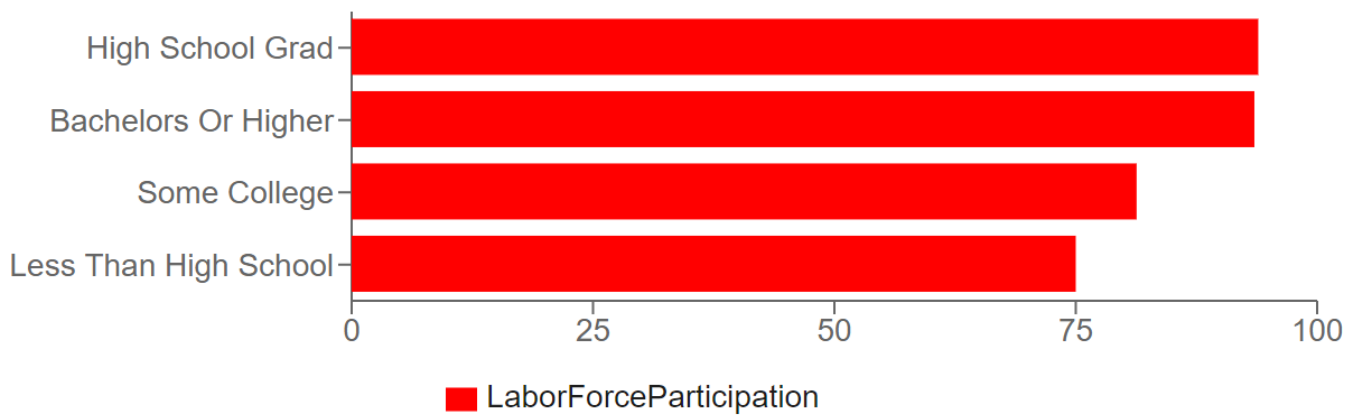


Table 17. Total Employment Rate – 2020: 66.4%

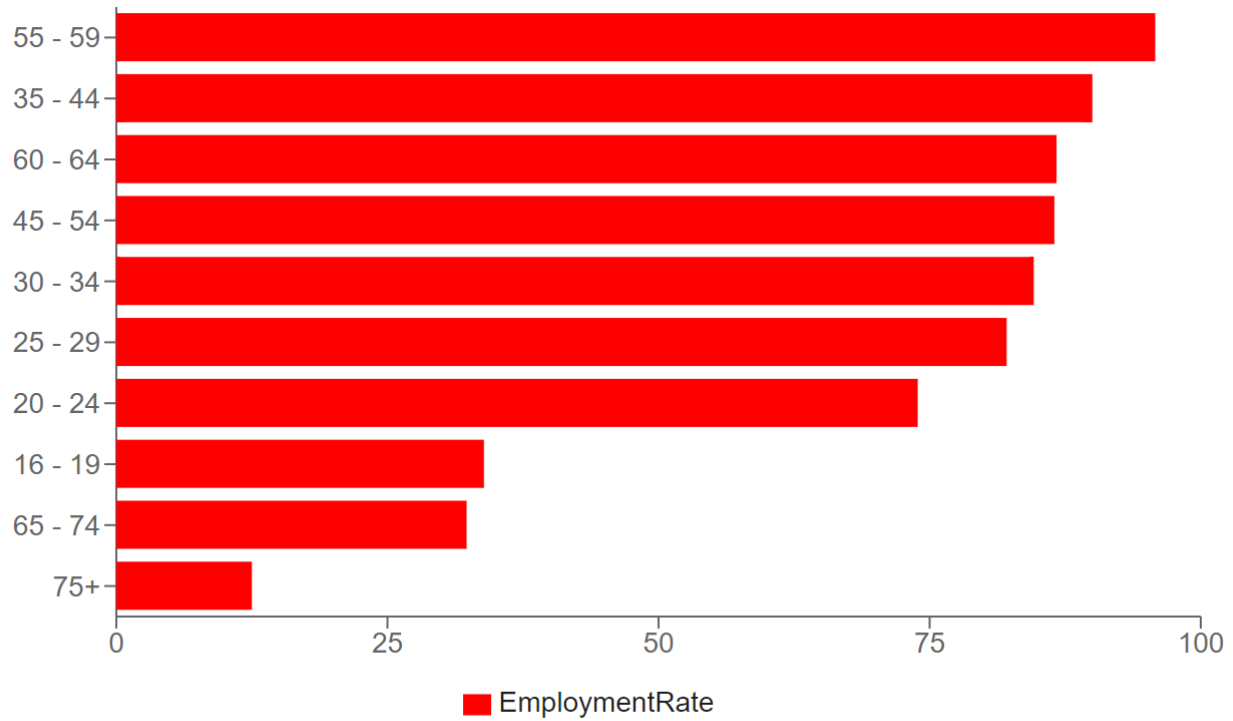


Table 18. Employment Rate by Education – 2020

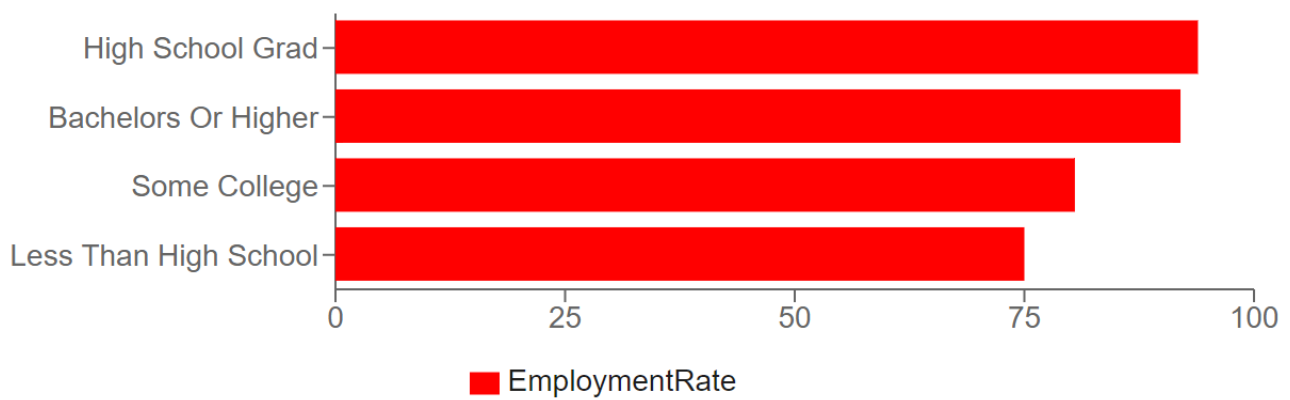


Table 19. Total Unemployment Rate – 2020: 1.2%

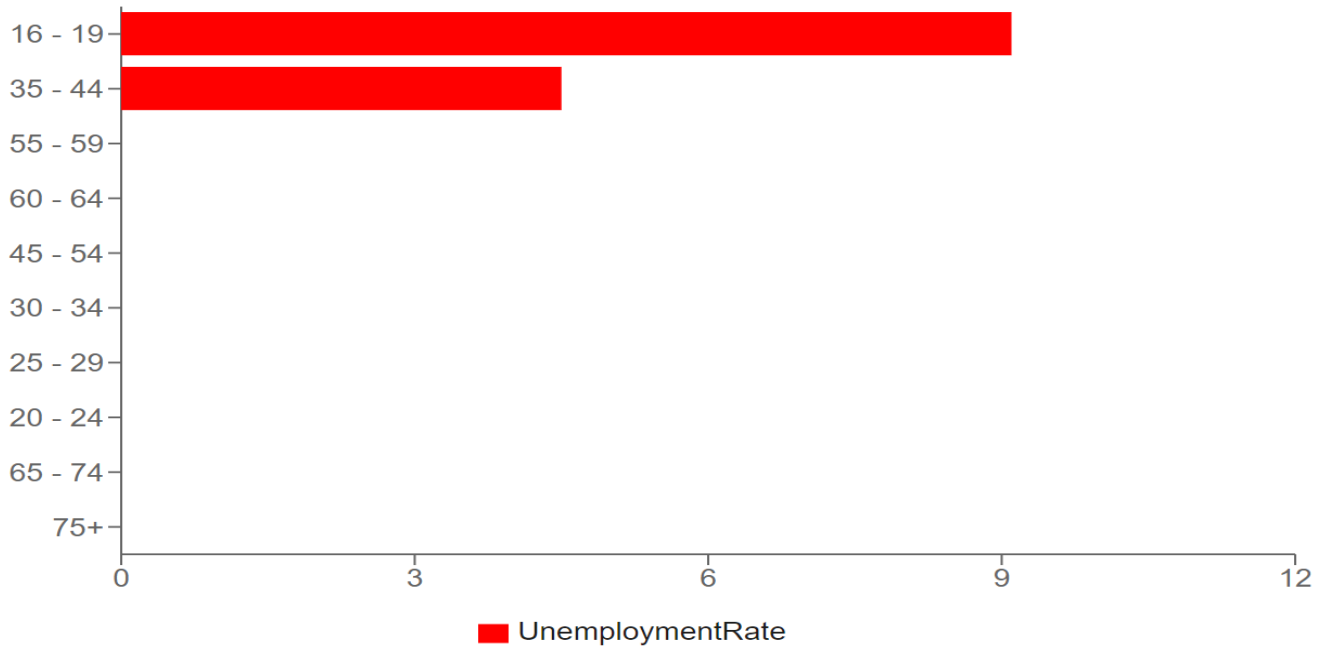
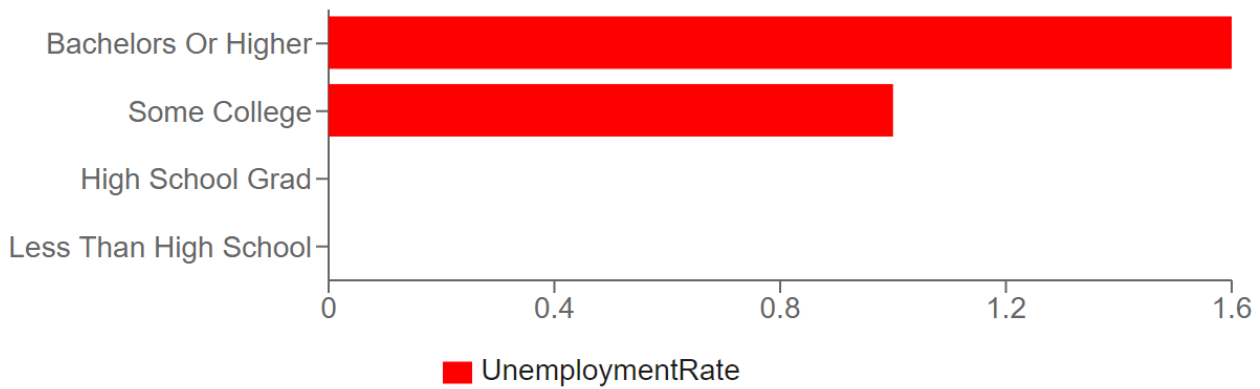


Table 20. Unemployment Rate by Education – 2020



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