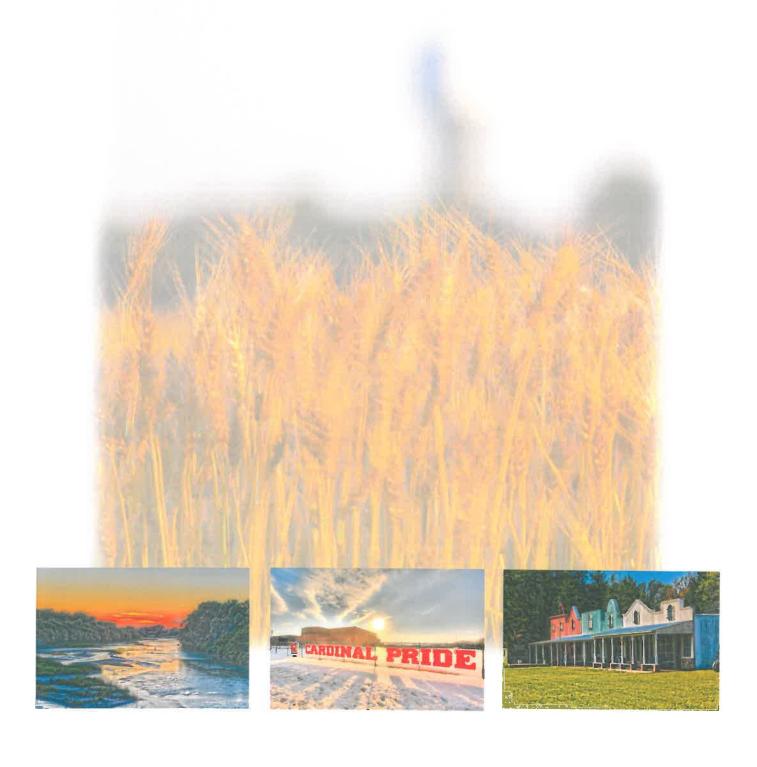
# Cheney Comprehensive Plan 2015-2025



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# **Executive Summary**

#### Public Involvement

During the development of Cheney's Comprehensive Plan, ideas were gathered from the community to help identify Cheney's strengths and issues. The information was used to help create the goals and objectives laid out in this plan.

In order to attract the highest level of public input and participation, several tools were used to gather feedback from the community. A non-scientific survey was mailed to 910 addresses and a link to the survey was publicized in the newspaper, the City's website, Facebook, and the digital sign. Two hundred postcards were also handed out at USD 268's school enrollment. Local churches were also asked to promote the survey to their congregations and additional paper copies of the survey were available in the lobby of City Hall and at the Library.

#### **Survey Responses Collected: 280**

Paper surveys: 151 City of Cheney Website: 62 Facebook Post: 67 Return Rate: 30.77%

In addition to collecting survey responses, public meetings were held with key stakeholders in the community. Stakeholders identified were business owners, churches, schools, youth, recreation commission, city employees and senior citizens. Ten letters/e-mails and three postcards were also received from community members addressing specific concerns and ideas they have for the future of Cheney.

Public Meetings	Date	Attendance
Planning Commission/City Council Joint Meeting	5/20/2014	14
Community Open House	5/20/2014	16
Cheney Chamber of Commerce	8/12/2014	29
City of Cheney Employees	8/19/2014	16
<b>Cheney Recreation Commission</b>	8/20/2014	5
Benny's Morning Coffee	8/22/2014	20
Middle School/High School STUCO/Ambassadors	8/25/2014	32

Four simple questions were asked at the public meetings: "What are Cheney's strengths?" "What are Cheney's weaknesses?" "What opportunities are available to Cheney?" and "What is threatening Cheney?" Feedback from the public meetings and surveys were then categorized into: Economic Development, Arts/Culture, Recreation, Education, Safety, Community, Leaderships, Location, Housing and City Services.

#### Vision

The vision for the future of Cheney was created by listening to the desires of the community. The vision statement is backed by goals and objectives that will allow Cheney to continue offering opportunities for individuals to work, live and play in a welcoming community.

Vision statement: The citizens of Cheney desire to be a part of a friendly small town in which quality neighborhoods, unique opportunities for local commerce and employment, and a true sense of community pride and connectedness are evident each and every day.

The future of Cheney is expected to see modest growth to the north. Future growth is determined by the efficient and economical provision of city utilities and the environmental constraints surrounding the community. Existing infill should focus on a variety of housing types that can support community businesses on a daily basis. Future land use to the east is considered limited due to environmental constraints. Limited commercial and industrial growth could be considered to the south.

The secondary growth area is to the west of Cheney. The area could serve as a future site for single and multi-family housing developments. The primary growth area is to the north of Cheney and will be mixed residential and neighborhood commercial with larger scale commercial and industrial development near US 54/400.

# Key Goals

Goals and objectives were developed based on the needs of the community. They are ideas to guide the future of Cheney. Goals are comprised of five goal areas:

- Economic Development- Encourage opportunities for new and existing businesses through infrastructure, revitalization programs and economic development policies
  - 82% of survey respondents stated they would like to see more businesses on Main Street
  - Survey respondents noted they would like to see a restaurant, medical doctor, clothing store, and motel
- Parks and Recreation- Create opportunities for all citizens to stay active by providing various programs and infrastructure throughout the community
  - 91.15% of survey respondents felt like the pool was an important part of the community
  - The existing land use report showed that 621 out of the 860 properties do not have sidewalks
- Community- Inspire residents to engage in the community and offer exceptional quality of life services
  - 48.46% of survey respondents wished to see a medical doctor come to Cheney
  - Public meeting input showed that several residents feel the community offers exceptional services to residents
  - 72.8% of survey respondents stated they would support an additional community festival and event
- Housing- Provide new and existing homes that offer living options for various phases of life
  - Very few strengths were found regarding the community's housing stock
- **Municipal Services and Infrastructure-** Continue updating infrastructure and services to meet the needs of the population
  - Current strengths within the community are updated infrastructure including the library, golf course, and parks

#### Implementation Priorities

Implementation of the plan does not conclude Cheney's Comprehensive plan, instead it should be viewed as a continual cycle of acquiring public input, analyzing the community's priorities, developing a plan, creating an action and evaluating the program.

Goals within the plan can be implemented through the use of codes and ordinances, a capital improvement program, grant programs, intergovernmental cooperation, and community involvement. While each technique is available, city officials may choose the appropriate technique that will help complete the goal in an effective and efficient way.

After the plan is formally adopted, the plan will be studied and methods will be determined as to who will implement the specific goals and objectives. Working relationships between governmental agencies, private organizations, developers, and citizens are important to achieve the desired objectives.

It is recommended that the plan go through the annual review process, with a 5 year update timeline to look at tweaking of goals and objectives (based on accomplishments or changes to the community), and a 10 year update of content. As the plan is reviewed new goals may arise.

The plan should be used in guiding the City's future and utilized in planning and zoning issues as well as discussions of City matters. The Planning Commission shall be an active part of maintaining the plan.

The City Council, Planning Commission and City Staff should utilize this plan to support their decisions and actions. Since Cheney does not have a planning department to help facilitate the planning process, the City Administrator should act as the primary point of contact. The Administrator will be able to delegate

implementation activities to appropriate staff when necessary and engage the proper parties regarding implementation actions.

#### Introduction

Successful communities not only address the problems and issues that exist today, but they also work diligently to identify and manage problems and issues that are on the horizon, and strategically pursue a vision of their community based upon opportunities and strengths that serve as a foundation for future growth, development and prosperity.

This type of effort requires thoughtful planning which adheres to several principles.

- It is long-range in nature. Change will happen overtime, generally at an incremental pace. Planning allows the community an opportunity to proactively look at and manage internal and external changes that can have a dramatic impact on the future of the community.
- It is general. By establishing a common vision and supporting goals that align with community values and strengths planning fosters general community agreement regarding the basis for strategically pursuing the vision and taking on the challenges that lie ahead.
- It focuses on coordinated physical development. Quality development involves the building blocks that make up the physical environment. Planning recognizes that environmental features, infrastructure provision, and property development must be accomplished in a coordinated manner.

This plan is intended to serve as the comprehensive plan for the community of Cheney. As such it is a guide or a roadmap that identifies the values and aspirations of the community related to the physical aspects of the community. This plan establishes a future vision of Cheney and a series of goals and objectives that the community desires to accomplish in pursuit of that vision. Thus, this plan attempts to adhere to the principles above so that Cheney may be a successful community in the future.

The legal authority for the establishment of this comprehensive plan comes from K.S.A. 12-747 or the state planning enabling legislation. This statute empowers the planning commission and governing body of communities in Kansas with the authority to create and adopt the comprehensive plan. Additionally, the statute provides direction on the types of topics and studies that may be conducted to develop the plan, as well as the procedures for adopting the comprehensive plan.

Beyond the legal authority to establish a comprehensive plan, Cheney also sought to establish a vision for the community through this planning effort:

The citizens of Cheney desire to be a part of a friendly small town in which quality neighborhoods, unique opportunities for local commerce and employment, and a true sense of community pride and connectedness are evident each and every day.

This vision arose from public engagement in the planning process, which included: public meetings, a community survey, and meetings with various community organizations. From this vision and the assessment of the existing community context the goals for the plan were developed.

As you read this document it should be recognized that planning is a continuous process and the document will evolve over time, just as the community will. But, for now this document is organized around answering the following questions:

- What is Cheney today?
- What does Cheney want to be in the future?
- How will Cheney get there?

# **Cheney Yesterday and Today**

## Town History

The town of Cheney was named after B.P. Cheney, an officer of the Santa Fe railroad company. Settlement began in the Cheney area in 1872, with the establishment of the town of Marshall. Marshall was situated west of the Ninnescah



River at the present location of old Highway 54. When the Santa Fe Railroad reached western Sedgwick County in 1883, the town of Marshall moved to the newly established City of Cheney. Most of the new residents located on the first street west of Main, which was named Marshall in memory of the old town. The city was incorporated as a city of the third class in 1884. The 1900 census recorded the population of Cheney at 450 residents.

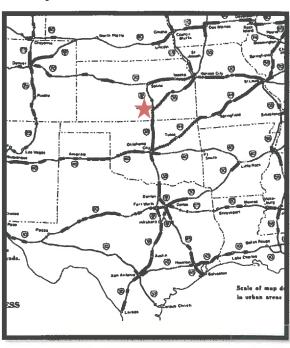
# Geographic and Environmental Context

# Regional and National Context

Cheney, Kansas is located in the far western part of Sedgwick County, one mile east of Kingman County and just two miles south of Highway 54/400. Cheney sits in south central Kansas and is about 18 miles west of Wichita, Kansas. US Highway 54/US Highway 400 is a four lane highway two miles north of the city and gives travelers' accessibility to the Wichita area. Highway 54/400 turns into Kellogg Ave, which is the main freeway across metro-Wichita. The City of Hutchinson (population 41,962) is approximately 40 miles north of Cheney and accessed by either 14 Highway or 96 Highway.

US Highway 54 runs from El Paso, Texas to Chicago, Illinois and Cheney, KS is a half-way point between these terminus points. US Highway 400 runs from Joplin, Missouri to Granada, Colorado. Cheney is centrally located within the Midwest and has access to several four-lane highways. Cheney is located 28 miles west of I-135, which runs 95 miles north to Interstate 70. The City also lies approximately 30 miles to the west of the Kansas Turnpike, which is a 4-lane toll road that runs from southern Kansas through Topeka into the Kansas City area. It is located the following distances from these major cities:

Oklahoma City	184 miles
Topeka, KS	166 miles
Tulsa, OK	191 miles
Kansas City, KS	223 miles
Springfield, MO	273 miles
Amarillo, TX	342 miles
Dallas, TX	386 miles
Little Rock, AR	470 miles
Denver, CO	488 miles



#### **Natural Features**

The area surrounding Cheney is typical of south central Kansas. The topography of the land is flat, with little tree cover. Land is used for the production of grain crops, primarily wheat. Cheney's average temperature is 56.6 F and has an average precipitation of 29.4 inches.

Topography and natural drainage is an important factor when attempting to determine future land use patterns. Major transportation routes, public facilities such as water and sewer systems, directions in which development may occur as well as the type of development, are all influenced by topography and natural

drainage. North of the railroad, the topography of Cheney generally slopes to the northeast. Property south of the railroad drains to the southeast.

The Sedgwick County Soil Conservation Service classified five soil types in the City of Cheney as blanket silt loam, farnum loam, shellabarger sandy loam, Milan loam and Vernon sandy loam. These soils average in slope from 0% to 3%, and each of these soil types have varying percolation rates from very slow to rapid. The soils with a percolation rate of less than 1.0 inch in 90 minutes are not well suited for onsite septic; therefore, development to suburban densities should be discouraged until a public sewage system can be provided.

Cheney sits between the north and south forks of the Ninnescah River, which runs for 56 miles through southern Kansas. The south fork runs easterly through

Pratt and Kingman counties and unites with the north fork southeast of Cheney. The north fork of the Ninnescah River flows into and out of Cheney Reservoir. The Ninnescah River eventually feeds into the Arkansas River near Oxford, Kansas.



#### Cheney Reservoir is six miles

north of Cheney and was completed in 1965 by the Bureau of Reclamation. The lake has 9,600 surface acres of water and Cheney State Park has 1,913 acres and spans over three Kansas counties. Cheney State Park has six boat ramps, two marinas, 223 electrical hookup sites, over 400 camp sites, nine modern cabins and three nature trails. The lake offers a terrific sailing venue and is home to national sailing regattas. Cheney Reservoir water is used as Wichita's drinking water source. The drought in 2013 caused lake levels to recede and boat ramps

were closed due to the lack of water. Decreased visitor levels during the drought caused economic hardship on businesses that are supported by the thousands of lake goers.

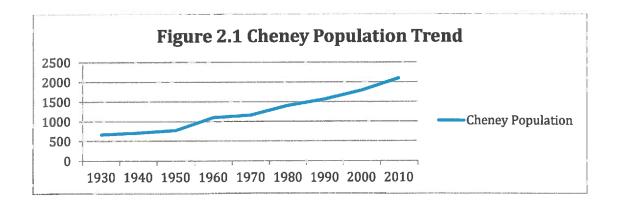
Lake Afton is also located 9 miles east of Cheney along MacArthur Rd. The man-made lake offers 258 surface acres and 720 acres of park land and was created in 1939. Lake Afton is home to the Lake Afton Observatory, which allows visitors to view astronomy through a 16-inch telescope.



# Demographic Profile

# **Population Characteristics**

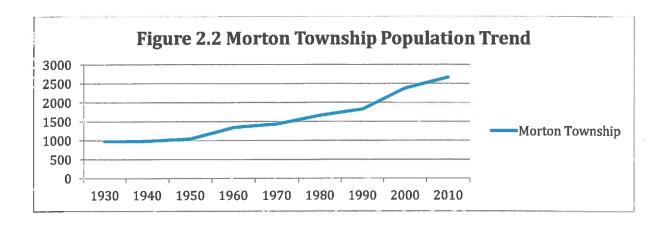
The City of Cheney's population has seen an upward trend over the past several decades. The 2010 US Census reported Cheney's population at 2,094, which is growing at 17.44%, a rate above the state and national average. The population increase ranked Cheney as the 62<sup>nd</sup> fastest growing city in the State of Kansas, out of 670. The below figure shows the gradual population increase since 1930.



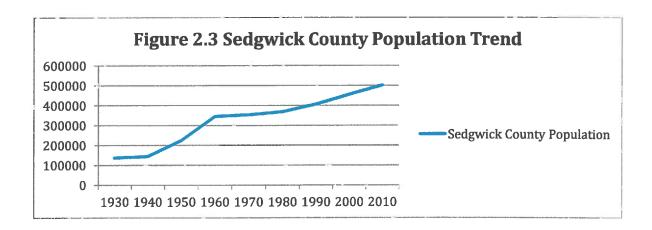
The largest percentage of the population is within the age range of 35-44 year olds. Over 38% of the total population is included in the middle-age ranges. The high number of residents within these ranges suggests that many people living in Cheney are raising families. The population range with the largest increase of 3.9% was the 55-64 year old range, which can be attributed to the construction of Sundance apartments and general aging trends.

Population	2010	2000
25-34 year olds	11.7%	11.6%
35-44 year olds	13.9%	17.9%
45-54 year olds	12.7%	11.4%
55-64 year olds	10.0%	6.1%

As a city of the third class, Cheney is part of Morton Township in Sedgwick County. Morton Township's population has also seen an upward trend since 1930 and saw its largest increase of 29.9% between 1990 and 2000. Fourteen homes in the 1990's and twelve homes in the 2000's were built within a half mile of Cheney in the unincorporated area. Eighteen of these homes were supplied natural gas by the City of Cheney. Several other rural homes were also built within the three mile area of influence. The trend seems to continue for large homes to be built on approximately five acres outside the city boundaries. Twelve additional lots were platted for homes on the east edge of Cheney where construction began in 2011.



The 2010 US Census reported that Sedgwick County's population has seen an increase of 10.05% from the 2000 US Census and rose from 461,000 to 498,365 residents in the ten year span. Sedgwick County is the second largest populated county in Kansas and is home to 21 incorporated cities. Cheney is at the median population of cities within the county, with Wichita being the largest at 385,577 and Viola the smallest at 131 residents. Between 1950 and 1960, Sedgwick County and Cheney saw their largest growth of 54.4% and 41.7%, respectively.



#### **Economic Characteristics**

Some individuals characterize the City of Cheney as a bedroom community due to the fact that most residents work and shop outside of the City. Others view Cheney as an independent community with an active business district along Main Street, which offers most of the amenities required for everyday life. The 2000 Census recorded the mean work commute time at 26.3 minutes. Commute time slightly decreased to 23.3 minutes in 2010, which is comparable to other Sedgwick County cities. According to data, 68.42% of Cheney residents have a commute time of greater than nine minutes; therefore, only 31.57% of Cheney's population actually works within the community of where they live.

According to the 2010 Census, Cheney has 5.5% of their population living in poverty, which ranks 240<sup>th</sup> within Kansas. The median household income increased from \$45,221 in 2000 to \$50,324 in 2010, ranking Cheney at the 61<sup>st</sup> highest median household income in the state. The 11.28% increase in median household income could be because 68.9% of families in Cheney have both spouses in the work force. The percentage of households with husband and wife working is very high for the state and ranks Cheney 3<sup>rd</sup> within Sedgwick County. The 2008-2012 ACS estimates Cheney's Median Household income at \$58,125. In 2000, 27.4% of the population worked in manufacturing and 23.1% worked in educational, health and social services. The manufacturing industry decreased to 23.17% in 2010 because of the recession and major layoffs in the airplane industry in Wichita. Educational, health and social services employment remained constant at 23.87%.

The largest employers within
Cheney consist of USD 268
with 124 employees and
Lubbers Ford and Chevy
dealerships with 102. Cheney
businesses are unique in that
they have one of only 15
breweries in the state of
Kansas, as well as being
headquarters to Art's & Mary's



Potato Chips, the home of Neal Chance Racing Converters, and Foos Muscle Cars.

Cheney has been able to prosper because it is located near a metro area. Since Cheney has a large population of workers in the manufacturing industry, they should be aware of the vulnerable economy.

#### **Education Characteristics**

Cheney is situated near several community colleges and universities, including Hutchinson Community College, Wichita State University, Friends University, and Newman University. 93.77% of Cheney's population over 25 years of age has graduated from high school, 20.69% of the population holds a bachelor's degree, and 8.23% hold a graduate degree. Education attainment continues to increase within the population as the 2000 Census only showed that 17% had received a Bachelor's degree and 5% obtained a graduate degree.

# **Housing Characteristics**

The median home value in 2010 was \$96,100 and ranks Cheney 73<sup>rd</sup> within the State of Kansas for the highest median home value. Between 2000 and 2010, vacant housing units increased from 3.6% to 6.9%. Renter-occupied housing units also increased from 133 to 171 units between the ten year span. The



median year that a house was built in Cheney is 1973. Since 1998, Cheney has seen an increase in new homes being built east of Washington Street in the Quail Creek and Amber Park housing additions. Although

the median price of a house in Cheney is below the state average at \$114,100, values have seen a drastic increase since 2000 when the median house value was only \$71,800.

Housing Permits have continued to decrease over the past ten years. The recession was felt in Cheney after 2008 when residential building permits for new homes dropped from fourteen to five.

New Housing Per	mits			
2014	3	\$701,020		
2013	6	\$928,886		
2012	5	\$808,886 +\$25,000 for apt		
		remodel of Hotel Antler		
2011	5	\$1,031,137		
2010	5	\$1,165,000		
2009	5	\$1,092,645		
2008	14	\$1,652,600		
2007	15	\$2,516,831		
2006	14	\$2,220,700		
2005	17	\$3,999,788 (includes 6		
		Sundance buildings of 4		
		apartments each)		

# Land Use and Development

Land use refers to the various functions which land is put to use. Numerous factors determine land uses such as natural land features, access to transportation, man-made physical development and land ownership. Both public officials and private developers will refer to the land use section for assistance in their decision making process concerning type, density and location of future development in the City of Cheney. Therefore, the overall future land use pattern should strive for compatibility with the area's natural and man-made physical developmental influences, as well as, between the various types of land uses. While the land use plan element is an influencing factor in guiding development, it also provides the necessary legal foundation for the adoption and administration of zoning and subdivision regulations.

## **Physical Development and Growth**

Very few commercial incentives have been offered by the City of Cheney. Recently, the City participated in providing Industrial Revenue Bonds for a company wishing to relocate its administrative offices to Cheney. At the April 9, 2009 Cheney City Council meeting a resolution was passed on the advisability of issuing Industrial Revenue Bonds for the purpose of financing a new 7,600 sq ft building for Co-Mark and Farmer's Co-op. Wichita State University prepared a cost analysis for the project and it was stated that 19 new jobs would be brought to Cheney. Spokesperson for Farmer's Co-op stated that 5-7 jobs would be relocated to Cheney from the neighboring town of Garden Plain and within 3-5 years the building would reach its maximum occupancy of 27 employees.

Co-Mark asked for a 100% tax abatement of property taxes for a 10 year period. Co-Mark estimated their annual sales at \$50 million. The City Council approved a tax abatement of 100% for the first 5 years, 50% for the 6<sup>th</sup> year, 40% for the 7<sup>th</sup> year, 30% for the 8<sup>th</sup> year, 20% for the 9<sup>th</sup> year, and 10% for the 10<sup>th</sup> year. The

City of Cheney also issued Industrial Revenue Bonds not to exceed \$800,000 for the construction of the commercial building.

Although no other economic assistance has been provided in gaining new businesses, Cheney has seen an increase in several new businesses within the community. In 2007, Subway purchased and demolished a dilapidated building and then opened for business in



a newly constructed building now valued at \$243,310. It was the first national franchise to open its doors in the small town. In 2009, KAPS convenience store constructed a new building, now valued at \$468,840 and in 2010 Dollar General made its debut with a brand new \$707,500 building. These businesses have contributed increased sales tax, numerous new jobs, and retail services to the community.

Commerc	ial Permits		*
2014	1	\$450,000	Lubbers Ford Remodel
2013	2	\$250,000	Library Remodel & City Maintenance Lean-to
2012	3	\$1,875,000	Casey's, AT&T Cell Tower
2011	1	\$600,000	Lubbers Chevy Remodel
2010	1	\$929,000	Storage sheds, Dollar General
2009	2	\$630,000	CoMark
2008	2	\$125,000	Hi-Speed Precision & Cardinal Corner Remodel
2007	2	\$230,000	Sedgwick Co. Fair & Subway
2006	1	\$254,650	KAPS
2005	4	\$284,033	Sedgwick Co. Fair, 2 sets of storage sheds, United Ins, Pharmacy, USD Home Ec Remodel

The Cheney Planning Commission and the City Council have denied some economic development projects within the area. In 2010, a zone change was requested on a piece of property that was annexed into the city by request of the land owner at South Main and MacArthur Rd. The project proposed the change

of rural residential land into industrial use for the erection of storage facilities.

During the public hearing, locals were heard and it was determined that the zone change would not be beneficial to the community. After the project was not approved by the governing body, the City Council voted to de-annex the property.



There are currently six residential developments within Cheney that are yet to be developed or have existing lots awaiting new construction. The Back 9 at Cherry Oaks is the largest development and is currently on phase one of a four phase development. New construction has been slow in

this development, but within the last few years has started to increase. This has also created problems for the City because property taxes and special assessments have not being paid by the developer. The City has been required to make a draw on the letter of credit to receive payment of past due amounts.

Buildable Residential Lots	Undeveloped Residential Lots (utilities are not available):		
(with utilities available):			
Back 9; 15	Back 9: <b>60</b>		
West Oaks: 6	West Oaks: 0		
Amber Park: 14	Amber Park: 0		
Quail Creek: 10	Quail Creek: 13		
East Second: 0	East Second: 3		
Heather Lane: 0	Heather Lane: 8		

# **Existing Land Use and Zoning**

Existing Zoning can be classified into eight classifications: AA District, A District, A-1 District, B District, Light Commercial, Commercial district, Light Industrial, and Heavy Industrial.

A land use survey was conducted in the summer of 2014. A windshield audit was done for 860 residential properties and 101 commercial properties within the City of Cheney. The following items were scored: Trees, Brownfield Potential, Green Improvements, Sidewalks, ADA Improvements, Junk/Litter, and Property Use. There were no properties with brownfield remediation potential and only one property with visible green improvements.

**Trees-** The Tree Canopy survey showed 133 residential properties had no trees, 178 properties only had trees in the front or back of their homes, and 549 properties had mature trees in all areas of their yard. Commercial properties showed 35 lots with mature tree coverage; 19 with mediocre tree coverage; and 47 properties with no trees located on the lot.

**Sidewalks-** Of the 860 residential properties, 27 residences have sidewalks that are heaving/broken/crumbling; 53 properties have cracked/chipped/damaged sidewalks; 159 properties showed no signs of visible damage to their sidewalks; and 621 properties do not have a sidewalk.

Sidewalks along Main Street are in excellent condition overall. Commercial properties showed 42 properties with no sidewalks, 2 with cracked/chipped/damaged sidewalks; and 57 properties with no signs of visible damage to their sidewalks.

Curb Ramps/ADA- In surveying the ADA ramps at the various street intersections, it was found that six corners only have one ADA ramp constructed; 38 corners have ADA curb ramps extended in both directions; and 45 corners do not have curb ramps installed. ADA curb ramps have been installed along all intersections in the commercial district on Main Street.

**Junk-** The majority of residential properties are well-kept with no junk or litter in their yards. 781 properties ranked in the highest category; 68 properties showed

some sign of items in their yards, including RV's, boats, campers, junk, tires, trailers, and weeds; and 11 properties were in violation of the current city code with large junk items including abandoned vehicles. Overall, the exterior appearance of commercial properties appears to be free of junk and litter.

**Property Use-** Each residential property was categorized into apartment, duplex, and single-family home. Forty properties are used as an apartment; 36 properties are included in a duplex; 81 properties are occupied by a mobile home; 656 properties occupy single family houses; 2 lots are used for a shed and 46 properties are vacant lots.

The commercial property audit showed seven properties being used for a church; seven properties as recreation/parks; nine properties owned by the school; nine properties being used for industrial use; 11 properties being used for government purpose; and 49 properties being used for commercial use.

# Public Services and Facilities

# **Community Facilities**

Parks/Recreation- The City of Cheney took control of Cherry Oaks Golf Course on April 1, 2004 and began an expansion project to turn the 9-hole course into an 18-hole golf course. Cherry Oaks Golf Course became an 18-hole golf course when the back nine opened July 15<sup>th</sup>, 2005. Amenities at the course include a driving range, practice green, and a clubhouse with merchandise, snacks and beverages. Over the years, donors have helped financially and physically with improvements at the course. This has included 250 trees being planted, pouring new concrete cart paths, landscaping, memorial benches, the construction of a pavilion, and a scoreboard.

The City of Cheney also operates the Cheney Municipal Swimming Pool, which was built in 1958. Improvements continue to be made to the swimming pool to ensure the pool remains in operation. In an effort to stop water leaking through the concrete pool, a new liner was installed in 2008. In 2011, a new slide was installed and concrete and a new fence around the baby pool were also installed. In 2012, improvements were made to the restroom in the bath house, a new roof was donated, and an ADA pool lift was also added. A mural was also painted on the exterior of the pool building. Off-street parking and a new sidewalk were poured in 2014. Improvement funds to the pool are made available through a community aluminum can recycling fund.



Cheney takes pride in the exceptional quality of life that it offers all residents. Parks within the community also add a positive visual appearance to the town. The City of Cheney owns 136.25 acres of recreational land including four residential parks, a Veteran's Memorial, and 18-hole golf course. In 2004, the City only owned 88.24 acres of recreational land. The Sedgwick County Fair Board increased their land from 5.73 acres in 2010 to 21.97 acres in 2014.

USD 268 also adds to the recreational facilities by offering ball diamonds, playground equipment, football field, track, basketball goals and a gymnasium. The Cheney Recreation Commission utilizes the school facilities and also operates a lighted ball field at the Sedgwick County Fairgrounds. Additional

recreational activities include Cheney Fitness, Cheney Lanes, Killbox Crossfit and water aerobics at the municipal pool.

City Owned	Location	Acres	Swings	Structures	Benches- Grill/ Picnic Tables	Rubber Mulch	Basketball Court
					THE MAN DESCRIPTION OF THE PERSON OF THE PER		
Albers-	6 <sup>th</sup> & Sunset	.36	1	Merry-go-	1	1	1
Zerener				round			
Budd Park	2 <sup>nd</sup> &	.64	1	Teeter-Totter,	✓	<b>4</b>	✓
	Marshall			Large			
				Structure			
				(2010)			
Hoyt-	418	.58	✓	Large	✓	1	✓
Ingram	Shadybrook			Structure			
Park				(2014)			
Swimming	5 <sup>th</sup> & Lincoln	1.56	<b>√</b>	Wooden			
Pool				Structure			
Veteran's	6 <sup>th</sup> & Main	11		Memorial	Bench		
Park				Wall, Howitzer			
Cherry	1119 N Main	133		18 hole golf	Benches,		
Oaks Golf				course,	Pavilion		
Course				Walking Path			

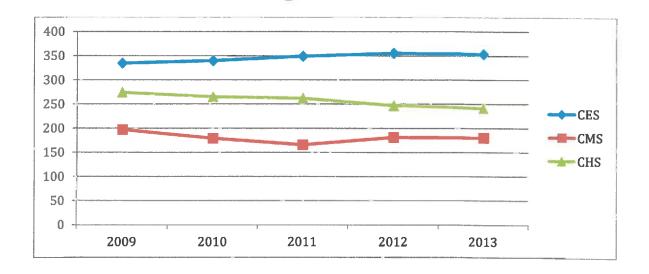
The Cheney Recreation Commission began in the late 1970's and has staffed a full-time director since 1998. The Recreation Department is funded through property taxes, program revenues and donations. The Commission is a joint commission between the City and USD 268 and was created by Cheney voters to provide recreational programs. The five member volunteer board is comprised of two city appointees, two USD appointees, and one at-large appointee. The Cheney Recreation Commission operates as a separate government entity, but receives their mil levy through USD 268's boundaries and budget. The Cheney Recreation Commission offers over 100 programs each year for all ages, ranging

from sports, arts and crafts, educational programs, fitness, enrichment and more. Thousands of people are served each year and over 100 volunteers are involved in programming annually.

Schools- The City of Cheney is located within Unified School District 268 (USD 268), which covers approximately 110 square miles. The district covers parts of two counties; approximately 25 square miles are located in Kingman County with the remaining 85 square miles being in Sedgwick County. Cheney is the only major concentration of residential development in this district. In 2013-2014, USD 268 had a K-12 enrollment of 774 students. This was a 1.1% decrease from the

previous year. Over the past has seen a 4% decline. been the only building in the population, which could the school district as families move to Cheney.

five years, school enrollment
Cheney Elementary school has
district to have an increasing
indicate future growth within
with young children stay and



Cheney is also home to St. Paul's Lutheran School and Trinity Learning Center. St. Paul's Lutheran School offers pre-school- 8<sup>th</sup> grade education. The school provides transportation from West Wichita and weaves Christian values into their small class sizes, offering more individual attention to each child. It also operates

a before and after school REAL kids program. Trinity Learning Center opened in 2010 and is a preschool for 3-5 year olds at Trinity United Christian Church.

<u>Library-</u> The Cheney Public Library sits in the heart of downtown Cheney in one of the oldest standing buildings on Main Street, built in 1905. The library was organized in 1934 and has remained in operation since that time.



In 1973, the City of Cheney purchased

the building and for the next 20+ years the City and Library shared the 2,175 square foot building. But as Cheney continues to grow, a building that was once thought to provide adequate space for a library, has been facing multiple problems. One, as the community expands and new books become available, the Library has had to sell books that are only a few years old in order to make room for newer books. Two, the Library has become more of a resource center for the community, which requires more space for technology and advancement in services. There has been a great need in our community to provide a space, along with an atmosphere, that works for all ages to utilize.

In July 2012, the Library board proposed a \$212,000 plan to expand the library to the second floor of their building. The Cheney City Council approved the increased mill levy proposal for the 2013 Budget, which was the first increase to the library mill levy in eight years.

The project allowed for the young adult section, adult nonfiction and high-speed computers to be moved upstairs. It also allowed for more room on the lower level for the children's section to be revamped with an increase of hands on interactive manipulatives, which includes an Early Literacy Station computer (ELS). The ELS computer was paid for through a grant provided by the State Library of



Kansas. In the upstairs renovation, a coffee bar, and study area were also added. The complete renovation features an elevator, security system, wi-fi, and original woodwork from the early 1900's.

Patrons have also extended their

library stay from 10 minutes to 2-3 hours because the library now offers an inviting atmosphere for reading, studying, and family oriented activities. The entire community has seen the benefit from the library expansion with the activities that can now be offered in the additional space and the amenities it delivers to those outside the City of Cheney. In the first month of the project being completed, a book signing, women's group luncheon, tutoring services, out of town wi-fi users, homeschoolers, and young adult book club group have taken advantage of the new space.

<u>Cultural/Entertainment-</u> The Sedgwick County Fair has been held in Cheney since 1930 and brings an estimated 25,000 people to Cheney during Fair Week. The fair spans over four days and includes a parade down Main Street, bull riding, demolition derby, 5k race, concerts, exhibits, commercial booths, food vendors, softball tournaments, and carnival.

Souders Historical Farm Museum is a 10-acre museum located a half mile west of Cheney on MacArthur Road. The museum depicts small town and rural life in the late 1800s to mid 1900s. It features an original schoolhouse and two train depots, a chapel, "Main Street" offices and shops, and artifacts, photos, and memorabilia. It provides an enjoyable and educational experience for school groups and organizations. Large improvements have been made at the museum over the past few years after an employee was hired to maintain the museum.

The museum now has established hours on the weekend and encourages events to be held at their site.

Government Functions- Cheney City Hall was relocated in a historic building on Main Street in 2001. The building was renovated to include a Council Chamber/Municipal Court room with capacity for 50 people, a vault for record storage, police station and individual offices. Stucco was used to cover the exterior brick on the building in 2012, to alleviate missing mortar between the bricks and help with water issues during heavy rain. The second floor of City Hall, which was once used as an apartment, is currently used for storage by City Hall and the Police Department.

The City of Cheney also maintains the operation of the Cheney Senior Center Club in a building that was moved to the City in 1977. The operation is funded through the Sedgwick County Department on Aging. To receive the funding, it must offer three regularly scheduled baseline activities, eight educational activities, and special events. The Cheney Senior Club holds a space utilization agreement with the Good Neighbor Nutrition Program. The Club provides kitchen and eating space for the American Red Cross Meals to be served Monday-Friday from the Club.

The Cheney Senior Club is the only place in Cheney that offers programs for seniors within the community. The Club not only gives elderly residents a place to learn, interact, and socialize, but it provides a place for Red Cross meals to be served and distributed to homebound seniors. Participation numbers saw an increase from 47 members in 2005 to 68 members in 2008. Membership has held steady since that time.

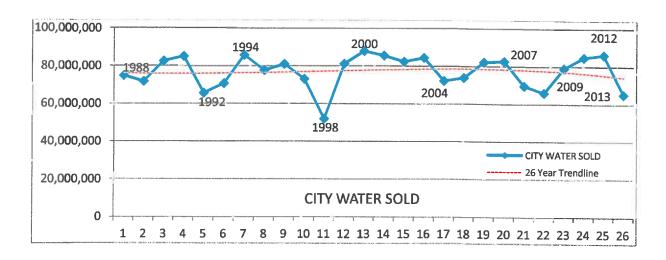
# **Utilities/Infrastructure**

Public infrastructure is important because growth cannot occur unless utilities are available at the place of development. It is also important to provide goods and services that will attract not only businesses, but also residents. The City of Cheney provides natural gas, water, and sewer utilities. It maintains 16 miles of paved roads, 19 miles of natural gas pipe line, 27 miles of water lines and 18 miles of sewer main line.



Water- The City of Cheney built a 400,000 gallon water tower in 1992 to address current and future growth and water needs. Three wells supply the City water, which can produce water for up to 4,000 citizens based on 100 gallon per capita per day. 80% of the water infrastructure was replaced in 1974. Water mains from 1919 were replaced in 2008. Typically water mains are designed to last 50-60 years, which means water main replacement could begin in

2024. From 1989-1993, the average amount of water pumped per year was 75,079,000 gallons of water. The 26 year average amount of water pumped is 78,819,000 gallons, which means water per capita has decreased over the last 20 years. Cheney is currently working on a water inter-connect with the City of Garden Plain to be utilized in the event of a water emergency.



<u>Sewer-</u> Cheney built a new waste water treatment plant on 40 acres east of town in 1999. The sewer capacity of the plant has a capability of a population up to 3,000. Plans to expand the sewer system should begin at a population of 2,700. 15,000 linear feet of sewer main and four new manholes will be replaced in 2014-2015. The project is estimated at \$542,000. This project will repair one fourth of the aging 1919 sewer mains.

Storm Water- The majority of City streets contain no type of storm drainage system outside of curb and guttering. The 2004 Comprehensive Plan recommended including plans for storm water run-off. A storm water fee has been discussed in recent years, but a plan has not been developed. Staff would like for City Council to consider imposing a fee to address storm drainage issues.

Natural Gas- The City of Cheney provides natural gas to the residents of the City and several homes outside the City limits. Due to cathodic protection, steel lines have a 100 year life expectancy. The system was installed in 1958. All new construction of gas lines is made of polyethylene lines and future gas requirements demanded by growth would require additional gas lines, with little effect on the supply.

In October 2010, the City of Cheney began working with a marketer to purchase natural gas directly from the pipeline. This change has resulted in a cost savings to utility customers, but continues to be a challenge in nominating the volume of gas needed each month due to weather variations.

The Cheney Public Works Department takes pride in supplying and maintaining the city's public infrastructure, which in return allows the community to function and contributes to economic growth. Without utilities being readily available, the growth of Cheney would not be possible.

The sewage treatment facilities for the City of Cheney are located east of the city, thus, most of the land south of the railroad would be difficult to serve by gravity flow into the existing sewer system. North of town, just north of the golf course but south of the Baptist Church, another natural ridge occurs, making gravity flow into the existing sewer system difficult from the far north.

Other Utilities- Electricity within the City of Cheney is provided by Westar Energy. For future planning, it is recommended that Westar bury lines when possible. Westar Energy also owns the street lights in the City. Cox Communications has a franchise agreement with the City of Cheney to provide cable tv, phone and internet. AT&T is also franchised to provide telephone and internet services and offers a metropolitan plan so citizens can call Wichita without incurring long distance charges. An AT&T mobile tower was erected in 2012 on city property.

# **Transportation**

The safety and efficiency of the transportation and circulation system are important considerations for a community. Both the location and quality of the street system is critical in determining where future growth will occur. Transportation and circulation include modes of travel such as: automobile, truck, rail, air and foot. The objective of the transportation section of this comprehensive plan is to maximize the efficiency of the circulation system as well as minimize conflicts between the different modes of travel and the volume of traffic. Emphasis should be placed on the development of the total transportation system and consideration should be given to all economically feasible modes of transport. The relationship of transportation planning to the areas land use patterns and community facilities should also be recognized.

<u>Pedestrian/Bicycle Network-</u> As Cheney expands to the north, discussion has taken place throughout the community about ways for pedestrians to travel from new housing developments to schools and businesses. In 2011, a survey was conducted in the Cheney Elementary School regarding walking and biking to

school. The results showed that sidewalks were the number two reason, why children did not walk or bike to school. In an effort to correct this problem, the City of Cheney applied and received a \$250,000 Safe Routes to School grant for the construction of new and the replacement of damaged sidewalks. The project was completed in 2013 with 3,151 square yards of new concrete.

In an effort to provide safe walking areas, the City of Cheney completed an activity trail in the north part of town around Cherry Oaks Golf Course. After the trail was completed, the town continued to expand northward with new businesses being located along North Main Street. So the City found that a 1,350 foot long bike lane would be advantageous to the community. The bike lane was created by extending the shoulder along North Main for safety and accessibility reasons in 2011.

In 2005, the City began a Sidewalk Replacement program to help assist residents with the repairing and installing new sidewalks. Applicants may apply for 50% reimbursement of their project, with a maximum of \$500. Each year \$5,000 is budgeted to fund the sidewalk grants.

<u>Vehicular Network-</u> Vehicular transportation is a necessity within and around Cheney. Since a large number of residents commute outside of Cheney for employment, roadways are vital to the community. Connecting links between the City of Cheney and the major employment and commercial centers in the Wichita Metropolitan Area are U.S. 54/400, which is located 2 miles north of Cheney and MacArthur Road, which forms the southern boundary of Cheney. The major connections between U.S. 54/400 and MacArthur are via 391<sup>st</sup> Street West and 383<sup>rd</sup> Street West, which are both maintained by Sedgwick County.

Main Street and 6<sup>th</sup> Ave have been designated as collector streets within Cheney and were designed to provide two 12-foot wide moving lanes and two parking lanes, totaling 40 feet. The required right-of-way width for these streets should be 70 feet wide if curbed and guttered. Generally, houses and driveways should not face collector streets. All other city streets were designed as residential streets intended to provide access for residential uses.

Rail- Although Cheney was founded with influence from the railroad, train service by the Kansas/Oklahoma Railroad has since stopped traveling through the city. The 2004 Comprehensive Plan stated that the railroad would pose a significant factor in the growth of the city due to the limited number of vehicular crossings and the size of its right-of-way, which was 300 feet wide and ran through the

middle of the city. The city once considered the railroad an asset because of its potential to serve future industrial development.

The railroad was also thought of as a liability because it bisected the community and created a vehicular and pedestrian crossing hazard. Cheney could



now look at the railroad absence as an asset that no longer creates these liabilities for the community. In 2014, the railroad siding was purchased by the City from Main Street to Lake Rd. This property has served as a dirt road by the community for years, but the purchase will now allow for improvements to Santa Fe Avenue and additional development.

<u>Air-</u> There are no airports currently located inside the City of Cheney; however Dwight D. Eisenhower Airport is located just twenty miles east of Cheney and provides aviation services to meet the needs of both commercial and private aircraft within the Wichita Metropolitan Area. Wichita's airport is the largest

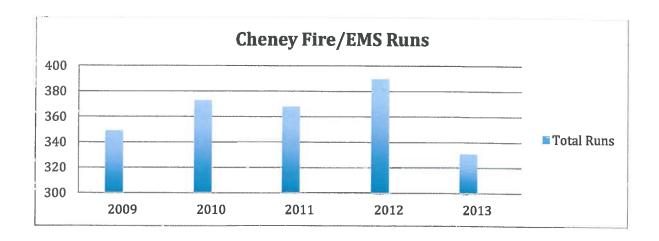
airport in the state of Kansas and has non-stop air service from nine U.S. cities with 36-40 daily flights and approximately 3,200 passenger seats arriving in Wichita on a daily basis. A new airport terminal will open in 2015 and will allow additional flights in and out of the city.

# **Public Safety**

<u>Fire-</u> The Cheney Volunteer Fire and Rescue has 21 volunteer firemen, of which ten individuals are certified EMT's. The four bay Fire Station was built in 1972 and can no longer hold all of the fire trucks and equipment. The Fire Department covers 233 square miles, and serves 5,300 permanent residents and as many as 45,000 seasonal visitors who utilize Cheney State Park and Reservoir. The service area includes the City of Cheney; Morton, Grand River, and Erie Townships in Sedgwick County; Evan and Vinita Townships in Kingman County; and 12 square miles of Sumner Township in Reno County.



It is important for the community to continually upgrade and maintain the fire department to provide fire protection to the fire district. Currently the City maintains a full service fleet of 3 tankers, 3 engines, a rescue truck and suburban. In 2003, the City purchased a 1985 E-One Hurricane engine that increases their ability to fight fires. The City also received a grant for new bunker gear in 2003. In 2013, the department upgraded their engine to a 1994 Pierce and in 2014 added two 1985 AM General trucks. The fire department has also upgraded to include foam capacity in helping fight oilfield fires.



Generally fire and EMS runs continue to increase with the population. 2013 saw a decrease in calls because of the drought -- Cheney Lake did not have visitors because of low water levels -- and a burn ban was in effect for several months.

<u>Police-</u> The Police Department was once housed at the Fire Station until it moved to the west end of the new City Hall in 2001. The Police Department does not have covered parking for their vehicles, so they are sometimes parked in the city maintenance building.

In 2010, the Police Department added an additional police officer and increased the force to five full-time officers. This action allowed for 24 hour coverage, seven days a week. Industry standards recommend one officer per 500 citizens. A part time officer was hired in 2014 to decrease the amount of overtime for full-time officers covering vacant shifts due to training and vacation.



A new patrol car was purchase in 2011 and new police Ford Explorers were purchased in 2013 and 2014. A municipal court is also operated through the City of Cheney. All inmates are housed at the Sedgwick County Jail. In 2011, Cheney and other cities within Sedgwick County settled with the county on past jail fees.

EMS- Ambulance service is provided by Sedgwick County and continues to be a topic of discussion. Currently, Cheney Fire has 10 EMTs on staff who are dispatched by 911 to medical calls within the Fire District. However, Cheney Fire does not have a way to transport patients to the hospital. Problems began between the City of Cheney and Sedgwick County when a new fire and EMS station was built in Goddard. The newly constructed station resulted in the closing of a County Station located closer to Cheney. Ambulances within Sedgwick County are staged on a zone plan, so ambulance response times to medical calls within Cheney have increased. This issue raises a major concern about responding to the medical needs of city residents.

# **Key Planning Considerations**

The type and availability of housing, the level of pollution, and access to technology can be key factors in the development of an area. Along with access to education, health care and other public goods, all such social and economic benefits should work together and not against each other. Cheney's economic development activities seem to relate more to the physical and social environment of residents than to businesses, by providing housing incentives and offering exceptional schools. In order to enhance locational advantages, Cheney could also increase technology and telecommunication provision.

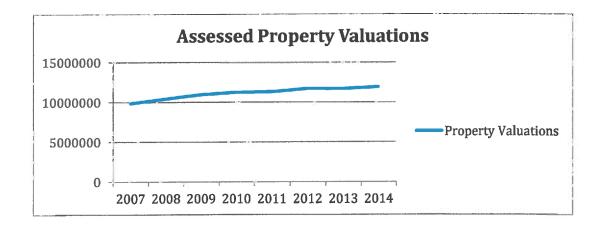
Cheney residents and businesses help support the urban center of Wichita; therefore being part of the central place theory. The community expends resources within the larger market area. And, thus Cheney residents find less specialized products and services in town, like a grocery store and auto service, and residents must go to the central hub to receive professional specialized services.

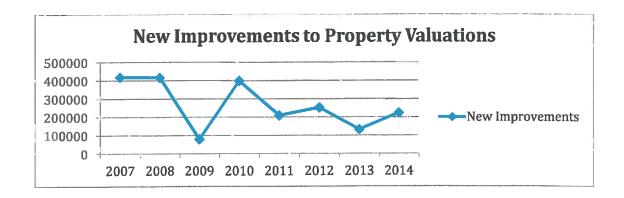
Another influential factor in Cheney's future is the school bond issue for \$15.4 million, which was approved by 73.5% of voters on June 10, 2014. The bond will provide funding for \$1.87 million in safety and security improvements, \$7.7 million in a renovated middle school gym and a new elementary gym and band room, and \$6.79 million for maintenance projects, including a new track and baseball complex. Work on the projects will be completed in 2016.

Wichita-Sedgwick County Metropolitan Area Planning Department shows the 2035 employment forecast in Cheney to increase 196 jobs from 767 to 963. This information is based on the current situation and does not take past trends into account.

2012 ACS Estimated Population	2120
2015 projection	2261
2020 projection	2402
2025 projection	2543
2030 projection	2684
2035 projection	2732
2035 adjustment	2825

Assessed property valuations in Cheney continue to climb, but new improvements have been sporadic over the past eight years.





## **Chency Tomorrow**

#### Our Vision

The following narrative is based upon several key findings that arose from the public engagement efforts that occurred between May and August 2014. The Community survey showed the following top four items as things that Cheney needed or desired more of: Retail Businesses (48.75%), Recreation Facilities (46.67%), Sidewalks (31.67%), and Senior Living (30%). These items also reflected the comments heard throughout the public meetings.

Residents of Cheney indicated that a majority of people (68.73%) expect to still be living in Cheney in five years. Thus planning efforts should focus on the ideas of what these residents would like to see the community be in the future -- 65.07% believe Cheney should maintain its small town feel, 77.73% want Cheney population growth to be modest, and a majority feel growth should extend northward.

Cheney's proximity to Wichita can be seen as a strength, because it gives residents access to medical, retail, entertainment, and specialty services. It is also a threat to the community as urban sprawl spreads westward and local businesses are threatened with competition. Community members were vocal about keeping local businesses within Cheney and keeping out large box stores. Several are also worried about the rapid growth of Goddard and the effects it will have on surrounding communities.

With these things in mind a vision statement and series of goals and objectives have been created to articulate Cheney's future.

#### **Vision Statement**

The citizens of Cheney desire to be a part of a friendly small town in which quality neighborhoods, unique opportunities for local commerce and employment, and a true sense of community pride and connectedness are evident each and every day.

#### Goals and Objectives

#### **Economic Development**

Goal: Enhance the aesthetic quality of Cheney's Main Street and local businesses

- Increase the attractiveness of Main Street with trees, building improvements, signs, and general attractiveness
- Invest in a revitalization program to encourage owners of commercial property to invest in the maintenance and upgrading of their properties
- Construct and renovate businesses with durable materials, such as brick, creating visual continuity within the district
- Encourage attractive landscaping in front of stores, along sidewalks and parking lots

# Goal: Increase opportunities for business growth, expansion and job provision

- Develop vacant lots along Main Street with businesses that are needed in the community
- Create an economic development policy that outlines incentives for new and existing businesses and helps with the creation of jobs.
- Extend a larger water main south of the railroad tracks for commercial/industrial infrastructure
- Encourage attractive development of land for industrial/commercial purposes along Highway 54
- Utilize the high speed technology available in Cheney for future business growth
- Encourage residents and businesses to shop at local stores

### Parks & Recreation

# Goal: Continue offering various recreational opportunities through the Recreation Commission, Golf Course, City Parks, and Cheney Lake

- Increase recreational opportunities for middle aged and older adults
- Work with USD 268 on the creation of the baseball complex
- Develop a large park surrounding a complex with walking trails, playground, pond, sand volleyball pits, and other recreational activities
- Create a play area for toddler aged children

# Goal: Improve the condition of the deteriorating swimming pool

- Explore the opportunity of constructing a new swimming pool
- Create a splash pad or splash park that is free to the public
- Improve the interior condition of the swimming pool bath house

## Goal: Promote pedestrian and physical activity

- Incorporate additional bike lanes onto local streets and roads
- Increase pedestrian traffic by creating walking and biking trails, handicap curb ramps, and additional sidewalks in and around the community
- Utilize the railroad to extend 'Rails to Trails' and connect with Garden Plain's trail
- Add bicycle racks along sidewalks and in areas of business activity
- Continue providing grants to property owners for sidewalk installation and replacement
- Annually budget for handicap ramps throughout residential neighborhoods to increase biking and walkability access

# **Community**

# Goal: Continue providing a safe, friendly, small town with exceptional quality of life amenities

- Design a multi-functioning community building that can be rented and utilized by the young and old
- Work with Westar on a street light design that provides safety for pedestrians and enhances neighborhoods
- Provide educational opportunities for residents by offering vocational, computer, finance, and specific training that will increase individuals' qualifications for jobs
- Construct shelters at parks for rental opportunities and to promote social interaction

 Ensure citizens have access to health care facilities with the addition of a family medical doctor

# Goal: Minimize the distinct separation between the various diverse populations, including income and length of residency differences

- Appoint and encourage citizens with diverse backgrounds to serve on community boards
- Plan an annual community event that celebrates Cheney's entire population
- Develop a volunteer database as a way for citizens to become engaged in community service projects and a way to advertise opportunities seeking volunteers
- Form neighborhood service groups to build community based relationships and assist neighbors in need

# Goal: Leverage the unique attractions Cheney has to offer

- Promote Cheney's amenities to visitors at Cheney Lake
- Develop a marketing strategy for Souders Museum to populations across the State
- Utilize the Sedgwick County Fairgrounds for additional activities and events throughout the year

#### Housing

# Goal: Utilize quality local builders for the creation of diverse home types in new residential additions

- Continue offering incentives to spur new home construction
- Logically extend city utilities to the outlying portions of the city to support potential future growth
- Encourage developers to build a diverse housing stock to fit the needs of all individuals at various stages of the full life cycle
- Minimize the use of cul-de-sacs and encourage connectivity through grid street systems in subdivision design

# Goal: Enhance the provision and availability of various housing types and the need for additional quality apartments and senior living opportunities

- Encourage the development of an additional living complex for senior citizens
- Ensure rental housing stock is maintained to code, adequate for living conditions and doesn't contain potential health hazards including, mold, asbestos, lead, insects, rodents, or carbon monoxide.

 Provide an option for fixed income seniors to make necessary home repairs through grants and other funding sources

# Goal: Encourage infill rehabilitation, redevelopment and revitalization within existing neighborhoods

- Encourage the purchase and demolition of dilapidated homes for lots to be used for construction of various forms of housing (e.g. duplex, townhome, four-plex, etc.) for rent and ownership purposes
- Encourage the upgrade and maintenance of existing residential properties with housing programs
- Create a land bank of properties that can be transferred to new owners who will increase the value of the property and remove blight
- Renovate existing homes to meet the needs of residents

#### Municipal Services and Infrastructure

# Goal: Update current infrastructure to meet the demands of the growing population

- Expand and update the fire station
- Seek a larger location to house the police department, including evidence, personnel, equipment, and automobiles
- Explore the idea of updating the senior center as a community building
- Focus on the development of Santa Fe Street for an additional east and west bound collector street
- Encourage county roads be maintained and built with shoulders

# Goal: Provide utility services that meet the needs of the population

- Work with developers to expand sewer, water, and gas utilities into growth areas that support efficient and economical provision of such services
- Enlarge the four-inch water main in the industrial area and in the western portion of the city for economic development and fire suppression purposes
- Improve and account for storm water runoff through the creation of a storm water utility
- Require annexation agreements when city services/utilities are extended outside the City

# **Future Land Use and Development**

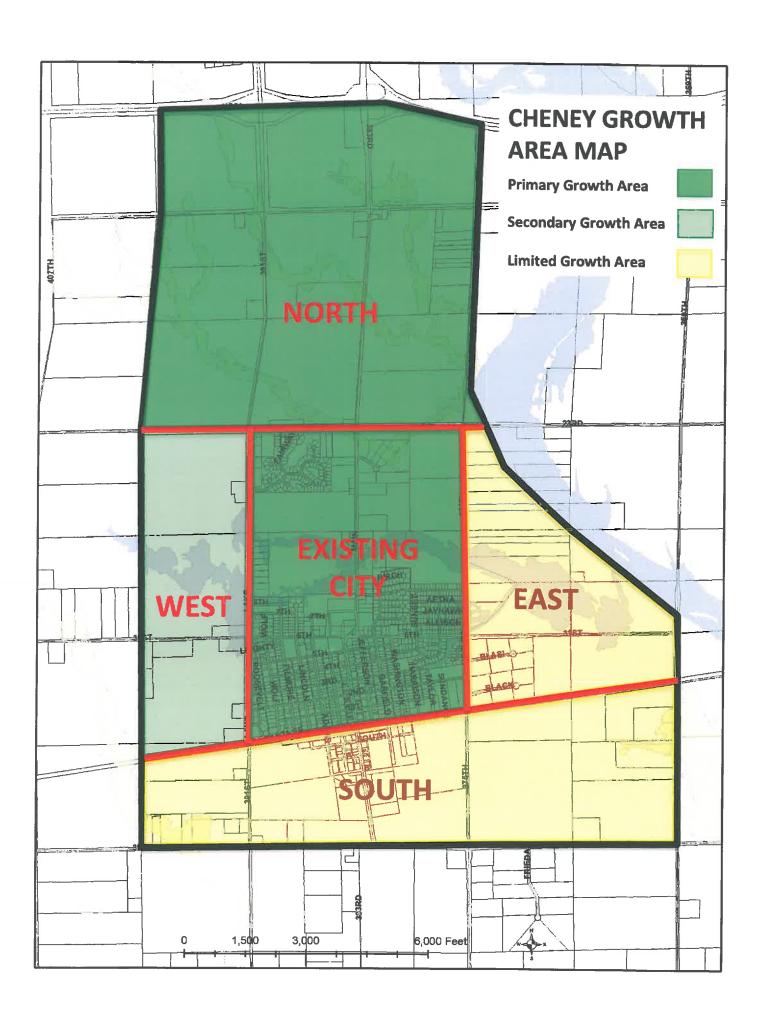
The most critical aspect of future development is the efficient and economical provision of city utilities in developed areas of the community and into undeveloped areas surrounding the community. Thus ensuring that such utilities can support future redevelopment and development is critical. Having a future land use and development plan allows for appropriate utility planning, design, provision and maintenance in the future.

Given the state of the current utility systems in Cheney it is important to note that as with most systems it is critical to maximize the use of what already exists by promoting the infill of existing lots that are available for residential and commercial development. Secondarily, but just as important, the systems must have expansion capability that supports new growth in a logical manner.

The future land use and development pattern described on the following pages and maps is intended to reflect a pattern which supports the vision and goals of the community, as well as recognize the economical and efficient provision of utilities and services, and the context of environmental constraints such as floodplains and high water tables.

When considering new construction, Sedgwick County regulations require 4.5 acres for a sewage lagoon and 2 acres for an independent sewer system. As guiding principles, the city does not advocate multiple small parcels of development because of future problems that could arise.

The following narrative describes the various categories on the future growth area and the future land use maps on the following pages.



Existing City- infill growth and development / primary land uses- mixed density residential, main street commercial, public open space (low impact activity)

Within and immediately adjacent to the existing City Limits it is important to ensure that a variety of quality residential neighborhoods and housing types of varying densities are provided. The focus in this area should be creating a strong residential market that can support the commercial Main Street of Cheney on a daily basis in the future. Such efforts will take advantage of existing infrastructure provision in a cost effective manner.

Recommendation: The City should work to balance development opportunities within the City Limits with new development in expanding areas. Such a balance requires that amenities are up-to-date; infrastructure reinvestment occurs and that the quality of housing stock and neighborhoods is maintained through private property maintenance and reinvestment. Any future commercial development in growth areas needs to be weighted in light of the desire to have a strong commercial Main Street and Downtown.

East – limited growth potential / primary land uses – agricultural, rural to low density residential, public open space (low impact activity)

Future development on the east side of Cheney would require a sewer lift station at 375<sup>th</sup> St W and 23<sup>rd</sup> St S for sewer to be provided to any development along 375<sup>th</sup> St S and any development north east of the creek, which runs north of Lubbers. The rural residential homes along Black and Blasi Circle are built on properties with high water tables. The eight inch water main at 6<sup>th</sup> Ave and 375<sup>th</sup> St W could easily extend city water utilities to this residential area with annexation.

Recommendation: The City of Cheney should not look to expand directly to the east. Potential annexation should only occur as part of extending city utilities to

serve already existing development or as part of future recreation / open space development. Additionally, beyond the existing city limits the City should work with the County to preserve the agricultural / undeveloped nature of this area by preventing the creation of lots smaller that 5 acs in size in the future.

South – limited growth area / primary land uses – extension of public open space (high activity) and industrial employment development

The area in the southern section of Cheney has implications for future residential development, because of limited city utilities and a flat terrain. Gravity sewer ends at Ave A on the west side of Main Street and at Ave B on the east side of Main Street. A sewer lift station would be required for any development south of these areas. If a lift station was installed at 383<sup>rd</sup> and MacArthur, it would receive flow from the undeveloped areas to the northwest. Another possible lift station could be installed at 375<sup>th</sup> and the railroad tracks because it is close to the forced sewer line.

Commercial and industrial development is recommended between South Ave and MacArthur Road. The existing gas utility could easily be extended. The city's water utility ends at Ave B on South Main and could also be extended for future development. However, the industrial area south of the railroad tracks is served by four inch and six inch water mains, which could impede any future industrial development.

Freida Lane, located, south east of Cheney, is a rural residential area that is served by the city's gas system. Cheney's future could include extending water service to these homes with annexation. Property located east of 375<sup>th</sup> along MacArthur Road should be looked at for residential or commercial development as utilities could easily be extended to this location.

Recommendation: The City of Cheney should look to the south on a limited basis. Potential annexation should only occur as part of extending city utilities to serve already existing development or as part of expanding or developing future recreation / open space development (e.g. the County fairgrounds, development of a sports complex, etc.) or the expansion of desired industrial employment development. Such expansion should be limited to the area between 375<sup>th</sup> St W and 391<sup>st</sup> St W north of MacArthur Road. Additionally, beyond the existing city limits the City should work with the County to preserve the agricultural / undeveloped nature of this area by preventing the creation of lots smaller that 5acs in size in the future. Commercial development along MacArthur Road and a residential housing development to the north of MacArthur could be looked at to the east of 375<sup>th</sup>.

West – secondary growth area / primary land use low density to medium density residential

Acreage to the west of Cheney should be designed for residential use.

Development could happen along 391<sup>st</sup> St S from MacArthur to 23<sup>rd</sup> St S., but such development would be impeded with no sewer force main provided.

Additional industrial development is possible along 391<sup>st</sup> St S south of the railroad tracks because transportation access would be available from MacArthur and 391<sup>st</sup> St W.

Recommendation: Western growth of Cheney should focus on residential development at typical low to medium densities (single family to multi-family development needing municipal services such as sewer). Annexation would occur as a part of utility provision policies and agreements related to service extension to new development. New development would incorporate space for public uses. Additionally, beyond the existing city limits the City should work with the County to preserve the agricultural / undeveloped nature of this area by

preventing the creation of lots smaller that 40acs in size in the future, thus preserving it for the future growth of Cheney.

North – primary growth area / primary land uses – mixed density residential; highway and neighborhood commercial at strategic locations; employment (office / warehouse distribution / industrial) near US-54/400.

Cheney's expansion to the north should be mixed with residential and commercial development. Land between 23<sup>rd</sup> St S and 15<sup>th</sup> St S should have a future land use of mixed residential development and neighborhood level commercial. Areas north of 15<sup>th</sup> St S should be considered for commercial/industrial use because of transportation access to Highway 54. A residential area could also be included north of 15<sup>th</sup> Street S, but negative externalities should first be considered. Future land use to the north would require a sewer lift station be installed at 383<sup>rd</sup> St W and 15<sup>th</sup> St S. The force main could be extended from 23<sup>rd</sup> St S to 15<sup>th</sup> St S along 383<sup>rd</sup> and would allow for additional sewers to be installed along 383<sup>rd</sup> St W. Water utilities are already extended to Highway 54.

Recommendation: The area north of the existing Cheney City Limits is the primary growth area for Cheney. The potential development of employment uses and large-scale commerce is most likely to occur on land between US-54/400 and West 15<sup>th</sup> St S along South 391<sup>st</sup> St and South 383<sup>rd</sup> St. Adjacent to this commerce area residential development with support neighborhood commercial activity is likely to occur. It should be noted that such development may be proposed or occur in an opportunistic manner with employment uses driving the need for utilities in advance of residential development. Additionally, beyond the existing city limits the City should work with the County to preserve the agricultural / undeveloped nature of this area by preventing the creation of lots

smaller that 40acs in size in the future, thus preserving it for the future growth of Cheney.

In addition to the growth area descriptions above, a future land use map with the following categories has been developed as a guide for future planning efforts.

**Employment** – Areas designated as employment areas are intended to accommodate a mixture of local / regional employment entities ranging from office to commercial services to warehouse / distribution to industrial. The primary focus is to provide employment opportunities with convenient access to the transportation network.

These parcels should be master planned to accommodate a mixture of uses in a business park setting. Because of the visual impact of these types of uses it is very important that this development is both functionally well thought out and aesthetically appealing.

A master plan approach to development would address land use mix, site development and design, and architectural quality. Some regional / highway oriented commercial uses may be allowable along the major roadways. But, the focus of this area is to allow for employment opportunities associated with the uses identified above, and supporting commercial services and flex-space building.

Commercial Mixed Use – The commercial mixed-use area is intended for the development of commercial retail, office and higher density residential uses such as apartment complexes or mixed-use buildings. Unlike the employment areas these locations are more local in nature serving the needs of people in the immediate vicinity of Cheney.

Generally, these areas should be limited to locations near major arterials or roadway intersections and should be developed based on sound principles that ensure that the market strength of Main Street (Downtown) is not eroded. Because these areas can allow for mixed-use development proposals a master planning approach with site and architectural design review should be required. This can ensure that circulation and connectivity between parcels can be maintained to support the integration of uses.

Commercial Main Street – In this area the reflection of community values is critical. Downtown Cheney is the one place where Main Street character is unique and important. As with the commercial mixed-use areas, the Main Street area is focused on supporting a mixture of commercial retail, office and residential uses.

The framework for such future development includes on-street parking, zero setback, one to three story buildings, use of masonry materials and shared off-street parking behind buildings or centrally located within the block.

Commercial retail activity should be focused on the first floor of buildings with office and residential located on upper floors. The commercial Main Street should be an active destination for daily shopping and entertainment, as well as community events.

**Medium Density Residential** - The medium density residential areas are intended to provide for low density and medium density residential use (3,500 square feet or larger lot) areas developed in a manner that reflects an urban or suburban character. The typical dwelling densities would be 7 to 12 units per acre and can include four-plex, duplex, attached and detached single family homes, as well as a variety of senior living options.

**Low Density Residential** - The low density areas provide for low density (7,000 square feet or larger lot) single family residential use areas developed in a manner that reflects a typical suburban character. Typical dwelling unit densities would be 3 to 6 units per acre.

**Rural Residential / Agriculture** - Within these areas the predominant character reflects the development of large single family residential lots (2acs. or greater). These areas may or may not be located within Cheney.

The provision of municipal services and application of certain municipal improvement standards (e.g. provision of municipal water or sewer, sidewalks, curbs / gutters, etc.) may not apply in these areas. Providing municipal services to these types of areas are less cost efficient because of the lower density of people served, and certain more urban / suburban type improvements can add to the cost of development while not being considered rural in nature.

Policies regarding future development, annexation, and service / improvement provision for such areas should continually be evaluated.

**Public / Semi-Public** – This category recognizes the provision of institutional elements of the community including places of worship, education and government.

**Open Space / Recreation** – The open space / recreation category reflects the provision of public open spaces and parks, as well as other public recreation and event areas / venues.



