

DR 68-17 - Review of the Valley
Center Sketch Plan of Land Use.

ACTION

DATE

COMMITTEE

M.A.P.C. ~~Committee~~ V.C. P.C.

11-14-68

B.C.C./B. CO. C.

Joyce
DR-68-17

November 27, 1968

Mr. Dennis B. West, Chairman
Valley Center Planning Commission
421 North Colby
Valley Center, Kansas 67147

Dear Mr. West:

At the November 14, 1968 meeting of the MAPC, the Valley Center "Sketch Plan of Land Use" was reviewed as submitted by the Valley Center Planning Commission. MAPC welcomed the opportunity to review the Plan for your City and was pleased at the efforts of the Valley Center Planning Commission in planning for the orderly growth of Valley Center.

While there is a provision in the MAPC Comprehensive Plan for the Metropolitan Area which permits MAPC to adopt by reference any plans prepared by the second and third class cities as a part of the MAPC Plan, this review does not imply that all of the Valley Center Plan proposals will be adopted as part of the MAPC Plan without further study.

The Land Use and Community Facilities elements of the Valley Center Plan appear not to conflict with and offer additional detail to the adopted elements of the MAPC Plan.

There are two proposals, however, which affect the Transportation Plan element of the MAPC plan:

The first proposal concerns designating Meridian Avenue as an arterial street from 85th Street North to 101st Street North (a distance of two miles) and 101st Street from Meridian Avenue to Broadway. Meridian Avenue is presently designated as an arterial street from the City of Wichita north to 85th Street.

The second proposal concerns the extension of 81st Street North (Main Street in Valley Center) east from Meridian Avenue, crossing the Wichita-Valley Center Flood Control Ditch and curving north to intersect with 85th Street at some point east of the Ditch. Eighty-fifth Street from Meridian east to the intersection point would be deleted from the arterial street system.

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The latter proposal would require the construction of a new roadway to connect with 85th Street. The proposed roadway would bisect the runway of the Miles Airport which is located adjacent to the western right-of-way of the Flood Control Ditch. As these and other plan proposals are developed further and become more detailed, it might be of benefit to re-examine the plan for regional implications that are not apparent at the time of the initial review.

It appears that the Valley Center Plan will be of assistance in providing an appropriate basis for the establishment of zoning districts in the three-mile area around the City of Valley Center under the Sedgewick County Zoning Resolution.

We will keep you informed as to the progress of adopting the proposals of the Valley Center Plan into the MAPC Plan as the proposals are evaluated in more detail in an areawide context.

Very sincerely yours,

C. Bickley Foster
Secretary

CBF:ber

cc: Listin M. Onstott, Mayor
City of Valley Center
500 North Colby
Valley Center, Kansas 67147

George Baxter, Secretary
Valley Center Planning Commission
P. O. Box 186
Valley Center, Kansas 67147

Elmer Peters, Chairman, Sedgewick County
Board of Commissioners

Darrell Powers, Oblinger and Smith
625 First National Bank Bldg.

John P. Halligan, Director,
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Wichita, Kansas 67202

W. Harold Mooney, Chairman
MAPC, P. O. Box 117

November 7, 1968

Wichita-Sedgwick County Metropolitan Area
Planning Commission

C. Bickley Foster, Secretary

DR 68-17 - Review of the Sketch Plan of Land Use
for Valley Center, Kansas

A letter dated October 1, 1968 was received from H. H. Harrison, Chairman of the Valley Center City Planning Commission, requesting MAPC review and comment on the Valley Center "Sketch Plan of Land Use". Their Planning Commission approved the plan on September 30, 1968, and now they are in the 60-day review period before formal consideration to adopt it. This will appear on your agenda for November 14, 1968.

The purpose of the review, which is provided for by State law, is to acquaint MAPC with the results of their Plan and to insure that there are no conflicts or duplications with any other planning study underway or with any known adopted plans in the Metropolitan Area.

The Planning consulting firm of Oblinger and Smith, which prepared this Plan, has worked with the Planning Department staff during the Plan's formulation stages in order to try to prevent and resolve any conflicts between the plan proposals and any other adopted plans or planning studies now underway.

The proposals and policies presented in the Valley Center Sketch Land Use Plan generally do not conflict with or duplicate any known adopted plan or planning study underway in the Metropolitan Area which we are aware of at this time. There are two proposals, however, which affect the Transportation Plan element of your Comprehensive Development Plan for the Metropolitan Area.

The first proposal concerns designating Meridian Avenue as an arterial street from 85th Street North to 101st Street North (a distance of two miles) and 101st Street from Meridian Avenue to Broadway. Meridian Avenue is presently designated as an arterial street from the City of Wichita north to 85th Street.

The second proposal concerns the extension of 81st Street North (Main Street in Valley Center) east from Meridian Avenue, crossing the Wichita-Valley Center Flood Control Ditch and curving north to intersect with 85th Street at some point east of the Ditch. Eighty-fifth Street from Meridian east to the intersection point would be deleted from the arterial street system.

This proposal would require the construction of a new roadway to connect with 85th Street. The proposed roadway would bisect the runway of the Miles Airport which is located adjacent to the

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Planning Commission
November 7, 1968

western right-of-way of the Flood Control Ditch. The Valley Center Planning Commission considers that this alignment would be more advantageous from a long range land use standpoint than the present alignment.

As these and other plan proposals are developed further and become more detailed, it might be of benefit to re-examine the plan for regional implications that are not apparent at the time of the initial review.

A copy of the Valley Center Sketch Plan for Land Use is enclosed for your review. Because of the limited number of copies printed, it is requested that these copies be returned to me so that they can be returned to the Valley Center Planning Commission. A copy will be kept in the MAPC files for further reference.

Recommendations :

It is recommended that MAPC adopt the following comment :

1. MAPC has welcomed the opportunity to review and comment on the Valley Center "Sketch Plan of Land Use".
2. The Land Use and Community Facilities elements of the Plan are found to conform with and to offer more detail to the various adopted plan elements of the Comprehensive Plan for the Wichita-Sedgwick County Metropolitan Area.
3. The Planning Department staff has been directed to work with the State Highway Department, the County Engineer, and the Technical Advisory Committee to give further study to the proposals regarding the County Arterial Street System to determine the feasibility of incorporating the proposals into the Transportation Plan element of the Comprehensive Plan for the Metropolitan Area.
4. It appears that the Valley Center Plan will be of assistance in providing an appropriate basis for the establishment of zoning districts in the three-mile area around the City of Valley Center under the Sedgwick County Zoning Resolution.
5. MAPC commends the Valley Center Planning Commission in their efforts in planning for the orderly growth of their City.

CRF :ber
Enclosure

**CITY OF VALLEY CENTER
VALLEY CENTER, KANSAS**

October 1, 1968

Enclosed "Sketch Plan of Land Use", for territory within the City of Valley Center, Kansas, and any unincorporated territory lying outside of said City but, within three miles radius of said City's boundary. This was approved at our September 30, 1968, Valley Center Planning Commission meeting. We are submitting this to you for review and comments as required by State Statute.

Respectfully request that such reviews be completed within 60 days as required by law.

Valley Center Planning Commission
H.H. Harrison, Chairman