

# ***Maize Comprehensive Plan***

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*Maize, Kansas*  
*Adopted August 28, 2006*

Prepared for:  
The City of Maize, Kansas

## ***Acknowledgements:***

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## ***Chapter One – Introduction***

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### **Comprehensive Planning**

A comprehensive plan is the principle document outlining a municipality's direction, policy, and action for the future. A plan is made with the general purpose of guiding and accomplishing the coordinated development of the community in accordance with existing and future needs and to best promote the general welfare of the citizenry. Properly used, a plan is the basis for decision-making by the governing body and will guide the private sector toward sustainable, beneficial, and profitable activities that help to improve the overall quality of life.

The *Maize Comprehensive Plan* is a composite of the community's vision and goals. At its core, the plan is a roadmap to the future desired by the residents of Maize. The *Maize Comprehensive Plan* can be divided into three separate sections: past and current trends, community vision, and plan implementation.

The *Maize Comprehensive Plan* is based on five key assumptions:

1. The Plan is intended as a general decision-making and implementation guide.
2. The Plan recognizes market forces, limited resources, and unforeseen future concerns.
3. The Plan will be implemented through the Maize Zoning and Subdivision Regulations. Changes to these regulations may be necessary for proper implementation.
4. The Plan is designed to achieve quality development and improvements reflecting the vision and goals of the community.
5. The Plan has been developed in compliance with Kansas State statutes.

### ***Legal Authority for Planning***

The City of Maize, Kansas is authorized to develop a comprehensive plan for the community through its right to develop, review or reconsider a plan (K.S.A. 12-747). Within the context of this authority, the Maize City Council and Maize Planning Commission have created the *Maize Comprehensive Plan* to guide land use, improvements and development activities for the future of Maize.

### ***A Living Document***

The *Maize Comprehensive Plan* is a “living” document. As the community changes, priorities shift, and resources alter the Plan and its associated implementation tools will also need to change. Annual review and revisions will be conducted. Likewise, major evaluations should be scheduled on five-year intervals to identify new or evolving community issues, policy shifts, or changed conditions.

### ***Plan Implementation as an Ongoing Activity***

Implementation of the *Maize Comprehensive Plan* begins with the adoption of the document. The Plan by itself does not bring about change. Implementation of the Plan, however, is directly connected to the daily public and private decisions regarding the allocation of public and private resources. The *Maize Comprehensive Plan* is the tool that will coordinate these numerous and diverse decisions.

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## **Planning Process**

In 2003, the City of Maize Planning Commission held a series of public meetings to find out what type of community local residents wanted Maize to be in the future. The meetings were informal and input from the participants was encouraged. Commission members took the meeting comments, concerns, and suggestions and developed an action plan. The action plan was comprised of seven general areas of focus. These areas are the following:

- Education
- Economic Development
- Recreation and Cultural Activities
- Infrastructure
- Government
- Community Involvement
- Results

For each general area, a list of objectives was developed. This information was used by the consultant team to help craft this updated comprehensive plan. In addition, the consultant team analyzed updated demographic statistics, existing land use conditions, physical conditions, and the current policy and regulatory structure for the City of Maize. The City of Maize staff and Planning Commission, working as representatives of the community, monitored the planning process from start to finish, ensuring that the comprehensive plan fully encapsulates the desired future expressed by the community.

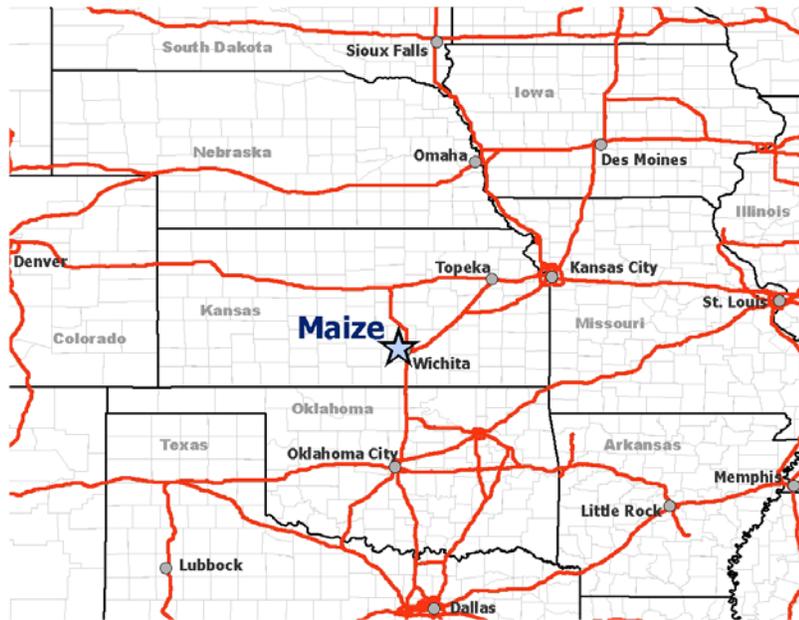
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## Regional Context

Maize is located in south central Kansas in Sedgwick County. Maize is situated to the northwest of Wichita, Kansas, adjacent to the neighboring city.

Maize is served by a major highway, rail line, and two local airports. Kansas Highway 96 is a limited access freeway that runs through the northeastern portions of the community. Likewise, a Union Pacific railroad line transverses through eastern Maize, running nearly parallel to Kansas Highway 96. The Maize Airport is located to the east of town on West 45<sup>th</sup> Street. The Maize Airport has a 2,100 foot runway and is open for public use. The Wichita Mid-Continent Airport offers passenger service and is located eleven miles south of Maize.

Maize is at 1,350 feet above sea level and has a total area of roughly 0.8 square miles. Its average winter temperature is 41.3 degrees (F) and the average summer temperature is 71.2 degrees (F).



**FIGURE 1-A:  
REGIONAL  
CONTEXT MAP**

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## Local History\*

Maize was founded in 1886 on the Wichita and Colorado railroad which was owned by the Missouri Pacific Railroad Company at the time. Maize was the first stop on the rail line outside of Wichita. The Missouri Pacific Railroad Company chose the name Maize,

which is the Indian name for corn. This name was selected because the town was located in the Midwest's corn belt at the time.

On May 17, 1915, almost thirty years after its founding, the Maize Town Company was dissolved and the City of Maize was officially incorporated. The incorporation was the result of Maize growing to over 200 residents. This was the minimum population requirement in Kansas for incorporation. Lewis Loudenslager became the first mayor of Maize.

Over the years Maize has been primarily a farming town due to its rich fertile soil, with wheat, alfalfa, and corn becoming the principal crops. Various agricultural related businesses have been located in and around Maize throughout the years as a result. Examples of these businesses included grain elevators, storage bins, feed supply stores, and a stockyard. In addition, the railroad was used to ship grains to Wichita and beyond.

Throughout its history Maize has made efforts to provide its residents with both water and sanitary sewer services. In 1952 the first wastewater treatment plant was built and a sewer system was installed in Maize. Modifications to the plan were done in 1966 and again in 1980. In 1975, Maize embarked on securing a municipal water system. A number of complications and setbacks occurred during this process. Some of these setbacks included loss of funding sources, Federal procedures, and past city council inaction. In the early 21<sup>st</sup> Century, however, Maize's municipal water system became operational. This new system now serves areas both within and outside of the Maize city limits. This expansion of water service outside of Maize proper has been a catalyst for recent growth.

Maize is a growing community. Between 1980 and 2000, Maize has increased from 1,247 residents to approximately 2,368 residents, an increase of 90%. Since 2000, due primarily to the development of a municipal water supply, the local population is increasing at an even greater rate. This continued growth can also be attributed to the Maize School District, which is the fastest growing district in the State of Kansas. The Maize School District covers large portions of northwest Sedgwick County, which has experienced rapid residential growth and development.

The future of Maize is a future of anticipated growth and expansion. The intent of the *Maize Comprehensive Plan* is to ensure that the growth happens in an orderly and sustainable manner.

\*Sources include the *1986 Maize Centennial Book*, the U.S. Census Bureau, and the *1980 Maize Comprehensive Development Plan*.

## ***Chapter Two – Existing Conditions***

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### **Introduction**

Chapter Two – Existing Conditions is comprised of narrative related to demographics, land use patterns, public school system, transportation, community facilities, physical characteristics, and regulations review. The purpose of this chapter is to familiarize the reader with highlights of the current demographic, physical, economic conditions of Maize and the adjacent areas.

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### **Demographics**

#### ***Population***

The current population of Maize is 2,223 residents, which has increased by 46% since the 1990 U.S. Census. According to the 2000 U.S. Census, of the 2,223 Maize residents 94.8% are classified as White, 0.7% are Black, 1.0% are American Indian, 0.3% are Asian, 0.7% are Other Races, and 2.5% are classified as Two or More Races.

#### ***Employment***

According to CLARITAS, In 2000 Maize had 1,323 (59.5%) people aged 16 and older. Of these, three people were in the armed forces, 967 (73.1%) were classified as civilian employees, 34 (2.6%) were unemployed, and 353 (26.7%) were not in the labor force. Figure 2-A lists the top private sector employers in Maize. The Maize School District, however, is the largest employer in the area with 773 total employees.

<b>Company</b>	<b>Empolyees</b>	<b>Type of Business</b>
Coleman Beacon Plant	140	Manufacturing
Carlson Manufacturing	40	Manufacturing
Dolese Bros. Co.	15	Manufacturing

**FIGURE 2-A: TOP PRIVATE SECTOR EMPLOYERS**

Source: City of Maize

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## Land Use Patterns

Over the past fifteen years the land use composition in and around Maize has dramatically changed. Due to a series of annexations the Maize city limits currently contains 2,434 acres. This is an increase of roughly 380% from the 1990 size of 504 acres.

Currently, Maize adjoins the northwest boundary of the Wichita city limits. The annexation process that Maize has undertaken is important for the city's growth and could lead to an increase in the existing tax base allowing the city to provide an even higher-quality and greater array of services. As of March 2004, roughly 450 acres (19%) of the total land within the Maize city limits is tax exempt or non-taxable. This comparatively high percentage of tax exempt land is one of the driving forces behind recent annexation.

Land Use	Acres	% of Developed Area	% of Total Area
Single Family Residential	329	40.00%	13.52%
Multi-Family Residential	4	0.48%	0.16%
Mobile Home Parks	13	1.63%	0.53%
Public/Semi-Public	298	36.21%	12.25%
Commercial	22	2.62%	0.89%
Industrial	7	0.84%	0.29%
Transportation ROW	150	18.22%	6.18%
<b>Total Developed Land</b>	<b>823</b>	<b>100.00%</b>	<b>33.82%</b>
Vacant/Agricultural	1,611	-	66.18%
<b>Total Land</b>	<b>2,434</b>	<b>-</b>	<b>100.00%</b>

**FIGURE 2-B: EXISTING LAND USE IN MAIZE, 2004**

Source: City of Maize

Figure 2-B lists land use in Maize in March of 2004. Of the total 2,434 acres within the Maize city limits, less than 34% have been developed. In contrast, over 66% or 1,611 acres are undeveloped. This large amount of undeveloped land is the result of the recent annexations.

### ***Residential***

Maize currently has 346 acres of residential land use. This is approximately 42% of total developed land and 14.22% of total land in Maize. Since 1990, the amount of residential land use has increased by 126%. Again, much of this increase is the result of the recent annexations. These annexation areas include property east of Maize Road between 53<sup>rd</sup> Street North and Central Avenue, an area east of Maize in the vicinity of Jones Street and Irma Street, and approximately six acres located south of 53<sup>rd</sup> Street North.

Single Family Residential land use constitutes 329 acres, Multi-Family Residential constitutes approximately four acres, and Mobile Home Parks thirteen acres. Over the past fourteen years, Maize has seen some significant increase in residential housing development. There have been a total of 140 new single and multi-family residential units built since 1990. The Carriage Crossing addition in the southwest corner of Maize has seen the largest increase in housing units. This is a single family residential development and there have been a total of 77 new houses constructed. Recently, nineteen homes were constructed in the Meadows Addition, located in the southeast portion of Maize. Other additions include Goertz Addition (eleven units), Cantrell's Addition (ten units), Griffin Addition (ten units), Academy Addition (nine units), Trotter's Addition (three units), Maize East Addition (one unit), and the South Meadows Addition. Several homes are currently under construction in Watercress Addition, with 91 total lots platted.

### ***Public/Semi- Public***

Public/Semi-Public land use has increased by 280% since 1990. In 2004, almost 300 acres were classified as Public/Semi-Public. This amount constitutes over 35% of Maize's developed land! This percentage is much higher than is typically found in communities. Amounts vary but 10% to 15% of developed land classified as public or semi-public is common for many communities.

The vast majority (180 acres) of the Public/Semi-Public land is comprised of the Maize Unified School District and some of its seven schools. Other types of public or semi-public uses in Maize are the waste water plant, park land, civic buildings and water wells.



**EAST ELEMENTARY SCHOOL**  
Source: Maize School District

### ***Commercial***

According to the City of Maize there are 22 acres of developed commercial land within the city. Commercial uses include retail and service businesses. Examples of commercial uses in Maize include the Taco Bell, Pizza Hut Italian Bistro, Ace Hardware, Woodard's Mercantile, the Kwik Shop, All Season Sportswear, and Casey's General Store located on Maize Road and 45<sup>th</sup> Street North. Facilities for SecureNet Alarm Systems are currently under construction.

The existing commercial land uses constitute less than 3% of the city's developed land. Three percent commercial is lower than the total percentage of commercial typically found in other communities. Percentages of 10% to 15% are more common. This is generally because residents and households demand more services than 3% allows. In this case, the service demands of Maize households are being met by nearby commercial development found in adjacent Wichita. Located just over one mile south of the Maize city limits, a large regional center, NewMarket Square is located at 21<sup>st</sup> Street and Maize Road.

### ***Industrial***

Seven acres within Maize have been developed as Industrial land use. These acres are comprised of the Coleman Beacon Plant, Carlson Manufacturing, and Dolese Brothers Company facilities (Figure 2-A).

### ***Vacant/Agricultural***

There are currently 1,610 acres of land inside the Maize city limits that can be considered either vacant or agriculture. This represents 66% of the total land area in Maize. This is due to the overall increase in the city's size through the large number of undeveloped acres annexed into Maize. Based on existing area growth trends, however, this large amount of undeveloped land is expected to decrease in the near future.

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## **Public School System**

Maize is served by the Maize Unified School District #266. The Maize Unified School District is an independent taxing unit with boundaries that are separate from the jurisdictional boundaries of the City of Maize. The schools continue to absorb the increasing number of students from western Wichita and have the potential to absorb future Maize growth. The district currently operates a high school, two middle schools, four elementary schools, one complete high school, a transport facility, a maintenance building and an administrative center, most of which are in the Maize city area.

A new facility for the Maize High School was completed and opened for the 1996 school year. The school is located at 11600 West 45<sup>th</sup> Street. Total enrollment for the high school is currently 1,960 students.

The Maize Middle School is located at the northeast corner of Maize Road and 45<sup>th</sup> Street North. This facility once served as the Maize High School. The site occupies 24 acres and was built in 1984 with an addition of classrooms in 1989. Total enrollment is currently 910 students and is comprised of grades 6-8.

Maize South Middle School is located at 3701 N. Tyler Road and is within the city limits of the City of Wichita. This facility was completed and opened in 2002. Total enrollment is currently \_\_\_ students and is comprised of grades 7 and 8.

Vermillion Primary PreK-1 School is located on the southwest corner of Jones Street and James Street. The area is 14.3 acres. The enrollment is 809 students and is comprised of pre-kindergarten through 1<sup>st</sup> grade. The school was built in 1963 and has had additions constructed in 1967, 1986, and 1991.

Maize Elementary School is located just southwest of Vermillion Primary School at 306 West Jones Street. It was built in 1987 with an addition constructed in 1990. The school is comprised of grade 2-5 and has a total enrollment of 597 students.

Pray-Woodman Elementary School was completed in January 1995. It is located at 11111 West 49<sup>th</sup> Street North. The school is comprised of grades 2-5 and has a total enrollment of 641 students.

Maize Central Elementary School occupies 12.2 acres near the northwest corner of Central Avenue and Khedive. The facility was completed and opened in 2005. The school is comprised of grades K-5 and has a total enrollment of nearly 700 students.

The Complete High School of Maize (CHSM) was recently (2005) constructed at 11411 W. 49<sup>th</sup> Street North. This school offers individuals who were unable to complete high school through their normal course of study, an opportunity to do so. The high school has an enrollment of 35 students.

The maintenance facility was moved from the administrative office compound to the high school compound and is therefore now currently outside the city limits. In addition, the transportation facility that houses all the school buses was also moved from the administrative compound to 7700 West 53<sup>rd</sup> Street North by Ridge Road.

The total number of students in the Maize Unified School District is currently 5,370 with total staff at 773. A majority of students and staff come from Wichita. The Maize Unified School District has enrolled approximately 5% of the students in Sedgwick County. The estimated annual enrollment growth rate is 2.5%. By 2010 the total enrollment is expected to reach over 6,000 students. This influx of students and staff increases the daytime population of Maize impacting Maize and its service and utility capacity.

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## **Transportation**

Development of an urban area is dependent to a large degree upon the ability of its transportation system to move people and commodities. In planning, emphasis will be placed upon the development of an economically feasible and comprehensive transportation system. The relationships of transportation planning to the area's land use patterns and community facilities should be emphasized.

### ***Streets and Roads***

Maize's road system serves to connect the city with its surrounding rural areas and other population centers and greatly affects the resident's economic and social needs. Maize Road carries traffic to and from Wichita and connects to 53<sup>rd</sup> Street North and State Highway K-96. In addition, Maize Road provides access to new commercial development at the intersection of 21<sup>st</sup> Street and Maize Road. Subsequently, 53rd Street North connects Maize to north Wichita and Valley Center to the east and Colwich to the west.

Within the *Maize Comprehensive Plan*, the importance of the roads outside of Maize should also be noted. Maize is very well connected to the Kansas State Highway System. K-96 provides good access northwest to Hutchinson, Kansas and connects with I-235 providing a major advantage to Maize by conveniently connecting the city into the major

highway system of the Wichita Metropolitan Area. I-235 connects to the west side of Wichita where Towne West Mall and Wichita Mid-Continent Airport are located.

### ***City Street System***

The City of Maize currently takes care of approximately 10.7 miles of streets; approximately 6.9 miles of these streets are paved. Additionally, about 2.1 miles have been platted and designated to be used as streets on the east side of the railway tracks in the Carriage Crossing Addition and have been partially completed. Proper connectivity is essential in the development of any city. Most of the street rights-of-way in Maize are 60 feet wide. The exceptions are Park at 80 feet, Albert at 80 feet, a portion of East Central at 70 feet, and Victory and Liberty which are both 30 feet wide. More streets in Maize are paved than unpaved. This was achieved within the past ten years. All of the newer housing developments have paved streets. A majority of the unpaved streets have asphalt chips, which makes them generally passable all year round. In general, both paved and unpaved streets allow vehicles to park on both sides of the street and still allow two moving lanes for traffic. Maize was originally platted in a grid street pattern. This means streets mainly run north-south and east-west and intersect at approximately right angles. The streets in recent development, however, have not always developed in this grid manner. A curvilinear pattern incorporating cul-de-sacs and dead ends has characterized recent subdivision development in Maize.

### ***Street Classification***

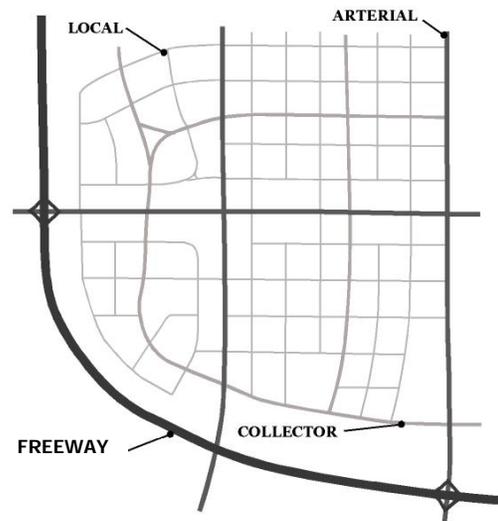
There are five main categories in a functional urban street system: Freeway, Expressway, Arterial, Collector, and Local Streets. In such a system, each type of street serves a different purpose, thus requiring different design and right-of-way (R-O-W) widths. To avoid over design and cost, the street is related to the amount and type of usage expected. Such a system directs traffic to where it can best be served and reduces through traffic in residential neighborhoods. The right-of-way standards described below provide space not only for the paved street area, but also for limited parking, curbs, sidewalks, utilities, signs and planting strips.

**Freeway:** is an expressway with complete access control and grade-separated interchanges handling all entering and existing traffic.

**Expressway:** is a highway, which functions to move high volumes of traffic over long distance at high travel speeds. Expressways have partial control of access with some at-grade intersections and some grade-separated interchanges.

**Arterial Streets:** serve major movements of traffic through and within an urbanized area. They serve as a city's primary link to the State and Federal highway system. Arterials generally carry the highest traffic volumes of the non-highway roadways. Current arterial streets within Maize are Maize Road, 53<sup>rd</sup> Street, 45<sup>th</sup> Street, and 119<sup>th</sup> Street. The intersection of Maize Road and 45<sup>th</sup> Street has been widened to provide for left turn lanes on all approaches. In addition, Maize Road has four lanes from 300 feet north of 45<sup>th</sup> Street south through Wichita, Kansas. Future plans include having sidewalks on both sides of the street with one side being wider for a combination bike path/pedestrian walkway.

**Collector Streets:** collect traffic from a number of local streets and channel it to the arterial streets. They serve to connect neighborhoods and to provide access to facilities such as schools, parks and shopping areas. Collector streets also serve as alternative through streets to arterials. Typically collectors carry less traffic and have less congestion during peak driving periods. Current collector streets are Central Street and Plantation Road, which serves the Carriage Park Addition. Future plans include having sidewalks on both sides or at least on one side of collector streets.



**FIGURE 2-C: STREET CLASSIFICATION**

**Local Streets:** are used to serve abutting properties, mainly in residential areas. Local streets should remain connected but discourage through traffic by means of traffic calming techniques such as T-intersections, narrow rights-of-way, signage, and on-street parking.

This hierarchy is applicable to the urbanizing area in and around Maize. The application varies to some extent with the amount of off-street parking required, storm water drainage problems anticipated and utility easements needed. Also, the specific design and streetscape standards associated with each functional classification will vary greatly dependant on the characteristics of the adjacent land uses supported – even varying with single functional classifications. Specific street and rights-of-way design standards are located in the updated Subdivision Regulations.

Various other standards may apply in the rural area depending upon County, State or Federal design criteria. In any event, the most important aspect of planning for roads and streets is first obtaining adequate rights-of-ways. Thus the appropriate area allocated for travel lanes, on-street parking, landscape, streetscape, and pedestrian facilities can be based on land use needs and plans. Rural roads can be converted to urban streets if foresight is used in their initial design criteria.

### ***Railroad***

In January 2001, the City of Maize annexed land owned by the Kansas Southwestern Railroad. The railroad that runs through Maize is now within the city limits. This is in the southeastern corner of the city. The Kansas Southwestern Railroad dissects the City of Maize along a northwest-southeast diagonal line. The tracks run approximately 6,800 feet within the city limits connecting Wichita to Hutchinson. The Coleman plant also receives services from the railway. The railroad activity does not create a traffic problem and may be a catalyst for future industrial development.

### ***Airport***

The city does not have a municipal airport facility. Maize Airport is located at 8001 West 45<sup>th</sup> Street North and is privately owned. The site has a turf runway, which extends for 2,100 feet and runs north-south. The facility is at an elevation of 1,336 feet and is approximately two miles outside the city limits. The nearest airport providing passenger service is at Wichita's Mid-Continent Airport. The airport is easily accessible using K-96 Highway and is only eight miles away. Mid-Continent Airport provides the capability for easy and convenient travel through the arrival and departure of commercial and air freight carriers. The airport has also been expanding to meet the regional traffic demands.

Many of the private airfields in Sedgwick County support agricultural activities, such as crop-dusting, and are frequently used by residents. Due to the amount of air traffic generated by an estimated 31 operational airports the Tri-County Airport System Plan was established in 1974. The plan guides the system of airports in Butler, Harvey and Sedgwick Counties to ensure safety and efficiency in terms of the interrelated use of airspace and maintaining the capacity to provide general aviation in the region.

### ***Public Transportation***

Because of its population and size, the City of Maize does not have a public transportation system. With continued population growth, mass transportation (such as bus service) may emerge as a viable alternative to the automobile, particularly if a connected street network is maintained which can support the density necessary for any feasible transit service. The Rural General Public Transportation, a program of Sedgwick County Transportation Brokerage, now provides limited transportation services to the citizens in Maize.

### ***Bicycles***

Bicycles are a means of transportation that is affordable. In addition to offering physical exercise and reducing of fuel expenses, it is suitable for a small area like Maize where most points of activity are within easy biking distance. Providing bike paths and bike racks at schools, parks and the business areas can encourage more bicycling opportunities. The City has also included bike lanes along some of its streets. Examples include Central Avenue, Park Avenue and along Maize Road. Signs alerting motor vehicle drivers to watch for bike riders may be necessary in the future.

### ***Pedestrian Circulation***

Walking, just as biking, is recreational and a form of physical exercise. Since most points within Maize are easily accessible and in close proximity, a system of sidewalks and walking trails are necessary. There currently does not exist an adequate sidewalk system in the city. A system of sidewalks connecting public facilities (schools, community building, parks such as Dugan park, etc.) present and future to residential areas and business areas is an objective for the city. A good way to encourage sidewalks is to ensure that all-new streets that have curbs and gutters also have sidewalks. This is a cheaper way to provide sidewalks than to wait and go back to put sidewalks in after the streets have been constructed.

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## **Community Facilities**

### ***City Administrative Offices***

The current city hall and police department are located in a one story building at 123 Khedive Street. This is an old building that was built before the 1930 depression. The parcel that the building is located on is approximately 0.18 acres in size. Future expansion on this site is not possible unless land is acquired to the north or west. The parking area is within the Liberty Street right-of-way. Site preparations are currently underway for a new City Government facility at 10100 Grady Avenue (northeast of 37<sup>th</sup> & Maize) in the Wyn-Wood Commercial Addition. Construction is expected to be complete in mid-2007.

The interior of the building is approximately 22' x 53' in size. The area that used to be the garage is now used as a conference room, kitchen, mini storage, and also holds the washroom facility. The administrative offices provide space for the City Administrator, City Clerk, City Treasurer, and Municipal Court/ Police Records Clerk. The City Attorney does not have offices at City Hall. With the increasing city population these offices are increasingly becoming obsolete.

### ***City Police Department***

The Maize Police Department currently has seven full-time officer positions including the police chief and three part time officer positions. The department also has four authorized reserve positions that are not on the payroll but are supplied with police uniforms. The department has four police patrol cars, a police chief's car and a police van. The four patrol cars are replaced every four years on a staggered basis. The city uses the Sedgwick County Sheriff's Department for booking and holding of prisoners but enforces all other laws and ordinances within the city.

The City of Maize has its own Municipal Court that meets the first and third Wednesday of every month. The city is served by its own Municipal Court Judge and City Prosecutor.

### ***Fire Protection***

Fire protection is currently provided from the Sedgwick County Fire Station #33 located at 5728 North 151<sup>st</sup> Street West. This facility is less than three miles from Maize. It has five firemen on duty. The pumper and tender respond to structural fires in Maize along with a pumper and tender from County Station #32, with two Battalion Chiefs and a squad from Wichita Fire Department Station #16. Site work preparation is underway for a new Sedgwick County Fire Station at the northwest corner of 53<sup>rd</sup> and Maize Road. The facility is expected to be completed mid-2007.

### ***Parks and Recreation***

In February 2001 the City of Maize acquired as a gift ten acres of what formerly used to be the Coleman Employee Recreation Facility (CERF) club. The site is located on the

north side of 29<sup>th</sup> Street North, just west of 199<sup>th</sup> Street West, at 12000 W. 29<sup>th</sup> Street North. The site includes a clubhouse, adult and children's pool and pool house, which are all obsolete and scheduled for demolition, miniature golf course, tennis courts, basketball court, recreational pond and a modular home. The city has also leased eleven acres of land adjacent to the park to be used as ball fields. The city has turned the facility into a city park, which is named Dugan Park. In addition to this, the city owned Maize City Park is located south of Maize Middle School and can be accessed from Central and Khedive Streets. It has a total area of roughly five acres. Included in this facility is a baseball diamond, tennis court, rest rooms, play equipment and the Community Building, which serves as a recreational area as well as a venue for a variety of cultural functions and is also used for community groups, especially senior citizen activities. Maize is also part of the Tri-City Senior Citizens Program that includes the cities of Bel Aire and Park City. This program coordinates various senior citizen activities in the area.

### ***Water System***

Since its founding, Maize residents and businesses have obtained water from private wells. The area has a high water table making it easy to tap water. Historically considered generally good quality, the local well water began to yield low-quality water during the 1980s. Some of the water was deemed unsuitable to drink and even posed a health hazard. This greatly hindered economic and population growth and prosperity for Maize.

The result was construction of a new water system. In February of 2003 the new water system was up and running. The new system included a 500,000 gallon water tower, communications equipment, treatment equipment, two wells, four miles of transmission lines, fourteen miles of distribution valves, 102 fire hydrants, and 802 service connections.

### ***Solid Waste and Sewer Services***

The City of Maize has its own Waste Water Treatment Facility that is run and operated by Operation Enterprises Inc. The facility is located north of K-96 and east of Maize Road. To meet demand, the plant has been expanded a number of times since its initial construction. The receiving stream and basin for discharge is the Big Slough Creek in the Lower Arkansas River Basin. A gravity interceptor line parallel to 119<sup>th</sup> Street West and continuing east along 53<sup>rd</sup> Street North back to the plant was installed in 1989 to serve the Coleman Beacon Plant. Currently Coleman is the only user of this line. The facility has been meeting the State and Federal effluent limitations currently in effect for biological oxygen demand and total suspended solids.

The facility currently includes a Lift Station, Headwork's Building, Common Wall Extended Aeration System, Aerobic Sludge Digestion and UV Disinfection Facility. The design population equivalent is 4,850 with a design flow of 0.5 million gallons per day (MGD), current flow is at approximately 0.18 MGD. Including future growth capacity the sewer plant is currently capable of handling planned future population expansion.

Private firms handle solid waste in Maize and the surrounding rural areas. These firms are not contracted by the city and the customers are billed directly. Solid waste is

collected once a week in residential areas and up to three times a week in the business areas. Refuse is currently hauled to the Sedgwick County Transfer station. The City has a "no burning ordinance" in compliance with State and Federal air pollution control laws. The city provides once a month brush and limb pick up free to senior citizens.

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## Physical Characteristics

### *Climate*

The climate in the area is typically continental. Such climate is characterized by large daily and annual variations in temperature. Winters are cold because air frequently moves in from Polar Regions and lasts from December to February. Summers are long and last about six months; spring and fall are fairly short. The warm temperatures provide a long growing season for crops. The average winter temperature is 33.3 degrees Fahrenheit. In summer the average temperature is 78.9 degrees Fahrenheit.

The average annual precipitation is 28.93 inches. Of this total, 21.26 inches (73%) falls in April through September. The average seasonal snowfall is 15.4 inches. On the average, seventeen days have at least one inch of snow on the ground. The snow does not usually stay on the ground for more than three consecutive days.

The prevailing wind is usually from the south, but in February it is from a northerly direction. Average annual wind speed is thirteen miles per hour; it is highest in March and April. In summer the possibility of sunshine is 77% and 61% in winter. Tornadoes and severe thunderstorms occur occasionally; the severe weather is usually local in extent and of short duration so that the risk of damage is small. Hail falls during the warmer part of the year, but it is infrequent and local in extent. Crop damage by hail occurs less in this part of the state than it does further west.

### *Soil Conditions*

Deciding which land should be used for urban development is an important issue. In general the soils that have good potential for cultivated crops also have good potential for urban development. A good understanding of soils is essential for planning future land use and development. Areas that are so unfavorable that urban development is impossible are not extensive. Soil types within the city and their symbol are Blanket silt loam (Ba), Carwile fine sandy loam (Cc), Farnum loam (Fb), Shellabarger sandy loam (Sa) and Tabler-Drummond silty clay loam complex (Tb).

**Ba- Blanket silt loam, 0-1 percent slope:** This is a nearly level, well-drained soil, units are irregular in shape and can range from 40 acres to several hundreds acres in size. Typically, the surface layer is dark grayish brown silt loam about fourteen inches thick. The subsoil is silty clay about 32 inches thick. Water and air move through this soil at a moderately slow rate, and runoff from cultivated areas is very slow. Available water capacity is very high. Natural fertility in these soils is high and organic matter content is moderate. The surface soil can be easily tilled throughout a fairly wide range in moisture

content. This soil is good for farming and has good potential for cultivated crops, hay, pasture and trees. It has poor to fair potential for most engineering use.

This soil is suited to corn, soybeans and small grain to grasses and legumes for hay and pasture. The use of this soil for pastureland and/or hay land is effective in maintaining fertility and good tilth. This soil is well suited to trees grown as windbreaks and environmental plantings.

The soil is suitable for building sites, but the moderate shrink-swell potential and low strength adversely affects construction. The soil has slight limitations if used for sewage lagoons.

**Cc-Carwile fine sandy loam:** This nearly level somewhat poorly drained soil is on uplands. Water and air move through this soil at a slow rate, and run off is slow or ponded. Unless drained, the water table is at or near the surface for short periods during winter and spring. Available water capacity is high. Natural fertility is medium and organic matter content is relatively low. When the sub-soils become saturated, however, the surface layer is slow to dry and fieldwork may be delayed. This soil has good potential for cultivated crops, hay, pasture, and trees. It has poor potential for most engineering uses. This soil has poor potential for building sites unless areas are artificially drained and the clayey sub soil is stabilized. It lacks sufficient strength and stability to support vehicular traffic, but this can be overcome by strengthening or replacing the base material. This soil is not well suited for septic tank filter fields because of wetness and slow permeability. If soils are used for sewage lagoons, onsite evaluation is needed because the stratum may be too porous below a depth of 60 inches. This soil has severe limitations if used for recreational purposes. Artificial drainage is needed to alleviate surface ponding.

**Fb- Farnum loam, 1-3 percent slopes:** This is a gently sloping soil and is typical in uplands. Water and air move through this soil at a moderately slow rate and runoff is slow. Available water capacity is high. The soil has good potential for cultivated crops, hay, pasture and trees and poor to fair potential for most engineering use. This soil is suited to small grain, sorghum, soybeans, and corn and to grasses and legumes for hay and pasture. Minimum tillage and winter cover crop residue to the soil or regularly adding other organic material improves fertility, reduces crusting, and increases water infiltration.

This soil is well suited to trees grown as windbreaks and environmental plantings. The soil is suitable for building and site development but has severe limitations for onsite waste disposal. It lacks sufficient strength and stability to support vehicular traffic. The slow percolation rate is a problem if the soil is used for septic tank absorption fields, but this can be overcome by increasing the size of the absorption area. Excessive seepage from sewage lagoons can be prevented by special treatment to seal the bottom lagoon. This soil has slight to moderate limitations for recreational use.

**Sa- Shellabarger sandy loam, 1-3 percent slopes:** Convex ridge tops, knolls and uneven side slopes characterize this soil. Water and air move through this soil at a moderate rate and the run off from cultivated areas is medium. Available water capacity is moderate. These soils have good potential for cultivated crops, hay, pasture, and trees. It has good potential for specialized crops such as melons and vegetables, if irrigation water is available. It has fair to good potential for most engineering use. This soil is suitable for building site development and for on site waste disposal if proper design and proper installation procedures are used. Excessive seepage from sewage lagoons can be prevented by special treatment to seal the lagoon. Similar treatment is needed in pond reservoir areas. This soil has a fair potential for road fill because of low shear strength. It has slight limitations if it is used for recreational purposes.

**Tb- Tabler- Drummond complex:** These soils are 30-40% Tabler soils, 30-40% Drummond soils, and 10-20% Farnum soils. The Tabler soils are typically on small ridges and Drummond soils in small depressions. The Farnum soils are on the same general landscape but occupy narrow, convex ridges in places. Permeability is very slow in the Tabler and Drummond soils. Runoff is slow to very slow. Available water capacity is moderate. These soils shrink and swell markedly upon drying and wetting. These soils are good for cropping sorghum, wheat and alfalfa. These soils are not well suited for cultivated crops because of salinity.

If buildings are constructed on these soils, foundations and footing should be designed to prevent structure damage caused by shrinking and swelling. Artificial drainage should be provided around the building to keep the soils from becoming saturated. Local roads should be graded to shed water, and suitable base material should be hauled in from outside the area. Sanitary facilities should be connected to commercial sewers, or sewage should be piped to adjacent areas that are suitable for lagoons. The soils have moderate to severe limitations if used for recreational purposes.

### ***Water and Mineral Resources***

The area has an abundant supply of ground water due to primarily recharging from the surface water of creeks, the Little Big Slough, and the Arkansas River. The supply and quality of water in most parts of the area is suitable for irrigation. Oil and gas production is not generally found in this area.

### ***Woodland***

The natural woodlands in Maize are located along creeks, the Arkansas River, and in shelterbelts. Woodlands provide visual relief and can serve as buffers between land uses. Woodlands help maintain the quality of air, reduce soil erosion, and provide habitat for wildlife. Woodlands also help maintain water temperatures at levels capable of supporting natural aquatic habitat. Woodlands should continue to be maintained for these objectives.

### ***Topography and Drainage***

Topography and drainage influence the location and design of many public facilities.

Drainage north and east of the city is to the Arkansas River, Little Slough, or Big Slough. A high point of land located south of Central Avenue affects drainage to the south and west. The general drainage pattern across the city is in a northeasterly direction. The drainage pattern sometimes is a factor for determining the location of city boundaries.

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## **Land Development Regulations**

Maize is authorized to prepare and administer land development regulations according to the planning and zoning enabling legislation in 12-741 et. seq. of the Kansas Statutes. The city currently has adopted both zoning regulations and subdivision regulations.

### ***Subdivision Regulations***

The Kansas Statutes authorize the Maize Planning Commission to prepare and administer subdivision regulations following the preparation of a comprehensive plan, subject to a formal ordinance approval by the City Council. The regulations may be applied up to three (3) miles from the city boundaries in unincorporated areas of the county, but no more than half the distance into these areas where another city shares the same jurisdiction, provided the commission has appropriate representation from unincorporated areas. The statutes authorize the Maize Planning Commission to address the following in the subdivision regulations:

- (1) efficient and orderly location of streets;
  - (2) reduction of vehicular congestion;
  - (3) reservation or dedication of land for open spaces;
  - (4) off-site and on-site public improvements;
  - (5) recreational facilities which may include, but are not limited to, the dedication of land area for park purposes;
  - (6) flood protection;
  - (7) building lines;
  - (8) compatibility of design;
  - (9) stormwater runoff, including consideration of historic and anticipated 100-year rain and snowfall precipitation records and patterns; and
  - (10) any other services, facilities and improvements deemed appropriate.
- K.S.A. 12-749(b).

These elements are all critical long-range planning elements that impact the growth patterns, development patterns, and function of a community regardless of land uses and designs that occur within these patterns.

Maize's current subdivision regulations address many of these topics. However, most of the design standards are very general or non-specific, leaving much of the detailed community design to the proposals of individual development projects. This can result in most projects being designed with an inward focus, limited to the needs of specific sites, and not necessarily ensuring that development fits into the long-range plans of the

community. The adoption of updated Subdivision Regulations will ensure that the long-range planning goals of the City of Maize are achieved.

### ***Zoning Regulations***

The Kansas Statutes authorize the Maize City Council to prepare and adopt zoning regulations, based upon recommendations of the City Planning Commission. The regulations are to fulfill the purposes of the planning and zoning enabling legislation, and zoning decisions are presumed reasonable when in accordance with the comprehensive plan. The zoning regulations address most aspects of the use and design of buildings, land, and open spaces, and divide the city into districts of different character or characteristics.

Maize's current zoning regulations include five districts, primarily differentiated by the use of land within the district. These districts are grouped into the three conventional land use categories – residential, commercial, and industrial – and focus on buffers and setbacks separating uses and lots as the primary mechanism to ensure compatibility and avoid potential conflicts or undesired impacts. The residential district focuses on only three primary housing types – low-density detached houses, duplexes, and low-density apartments. Current development trends are demonstrating a need to accommodate a far wider range of potential land uses, and also the need to integrate them with a higher degree of community design as opposed to simply separating them through distance and buffer requirements. This has necessitated the adoption of an entirely new set of Unified Zoning Codes that will more thoroughly address the changing development character of the City of Maize.

## ***Chapter Three – Future Direction***

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### **Introduction**

Chapter Three - Future Direction states the long-range vision and goals of the *Maize Comprehensive Plan*. In addition, the chapter discusses the correlation between the recommended development pattern, land use, and zoning districts. Collectively all of these components create a development framework to guide the future growth of the community, and work toward achieving the vision of the City of Maize.

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### **Vision**

A vision outlines what our community wants to become. It is inspirational yet abstract. The vision set forth and adopted by the Mayor and City Council is:

***Through the integration of its population into every aspect of quality education, civic improvements, community appearance, commerce, and recreation Maize shall preserve its small town atmosphere and become the best small city in Kansas.***

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### **Goals**

The vision is comprised of a series of goals. Each goal addresses a specific area of focus regarding the community's future. The Planning Commission, City Council and residents of Maize collaborated to develop the seven (7) goal statements representing the Maize vision. The goals are:

#### **Goal 1**

*Promote Community Education and City Government Awareness*

#### **Goal 2**

*Revitalize Economic Growth and Development*

**Goal 3**

*Improve Recreational and Cultural Activities*

**Goal 4**

*Ensure City Infrastructure Remains Capable of Supporting Future Growth*

**Goal 5**

*Set Vision for the Future and Continue to Improve Services to Residents*

**Goal 6**

*Increase Resident, Business, and Nonprofit Group participation in Community Improvements*

**Goal 7**

*Improve the Quality of Life While Preserving the Small Town Character and Lifestyle of Maize*

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**Development Patterns**

Development patterns help shape the scale and character of a community. This plan identifies six (6) distinct development patterns that support the vision of Maize. The six development patterns include Center, Neighborhood, Rural Residential, Agriculture, Corridor and District.

***Center***

Centers are strategic and concentrated activity areas, typically located in the middle of a radial development pattern. A center is designed as a destination that serves the intersecting roadway corridor and the immediately adjacent neighborhoods. A center has the highest level of intensity out of the six development patterns. A center should be pedestrian oriented. Centers may occur in a wide range of sizes and intensity of uses; however, Centers are typically mixed-use and comprised of either higher-density residential and/or some type of retail, entertainment, or employment component that serves the surrounding neighborhoods.

***Neighborhood***

Neighborhoods are designed as areas within the community that contain primarily low and medium-density residential, but can also include appropriately scaled support uses such as recreation and education. Neighborhoods typically rely on Centers or Districts in immediate proximity and within walking distance for other support uses such as some forms of retail or employment. Neighborhoods could include a central community feature serving as its focal point and gathering place – such as a park, school, or commercial node – with the majority of residents located within walking distance of this feature. The neighborhood development pattern seeks to preserve the “small town character” of Maize that residents currently enjoy.

### ***Rural Residential***

Rural Residential is designed to transition the community from residential neighborhoods to rural areas in and around the city. Rural Residential consists primarily of large lot developments, and can include some small farms and more agriculture areas. Rural Residential areas do not enjoy nearly the amount of connectivity or level of service of Neighborhoods, as efficiencies for the necessary public and private investment can not be achieved in this low-intensity development pattern. However, innovative techniques such as cluster developments or conservation subdivisions may provide the same efficiencies and amenities of a Neighborhood, while still preserving the low-intensity character that allows Rural Residential areas to serve as a transition to the Agriculture development pattern surrounding Maize.

### ***Agriculture***

The Agriculture development pattern is a defined area within or adjacent to the community that contain agricultural land uses typically greater than 40 acres in size. The pattern includes prime agricultural land or areas where growth and development can not efficiently be served by high levels of public infrastructure for the foreseeable future

### ***Corridors***

The Corridor development pattern is linear in nature, typically following a major roadway. The width of a Corridor is narrow, typically extending only two or three parcels away from the roadway. Corridors can be comprised of varying land uses such as retail/office commercial, urban residential or recreation. However, application of a single use for a defined section of the corridor is preferred. In addition, the minimization of curb cuts and the incorporation of sidewalks and bikeways are recommended.

### ***Districts***

The District development pattern is reserved for those uses that due to their scale, intensity, or other characteristics and anticipated impacts can not be effectively integrated into Centers or Neighborhoods, and therefore should remain separate. This pattern requires specific regulations or guidelines for the individual sites, but may include common themes or elements that tie the district together as a cohesive element within the city. Buffers and setbacks – particularly on the edge of the district where abutting less intensive land uses, become important. A District can either be a single use or a combination of the following uses: Residential (manufactured home parks), Business (regional scale), Industry, Recreation (entertainment complex), Education (large campus), or Public/Semi-Public (non-service oriented). The *Maize Comprehensive Plan* has identified four (4) Districts labeled A-D. Figure 3-A shows the location of the four Districts. District boundaries may be changed due to unforeseen market conditions, physical constraints or plan revisions.

#### ***A – Employment Center***

District A is located north of 53<sup>rd</sup> Street, east of 135<sup>th</sup> Street West, and is intersected by Kansas Highway 96. District A is the largest of the five districts and is reserved for the existing and future industrial and major employment activities in Maize. The location is ideal for development of this type, having direct access to major highway

and railroad corridors. In addition, much of Maize's existing industrial base is located in the area.

*B – Public School Campus*

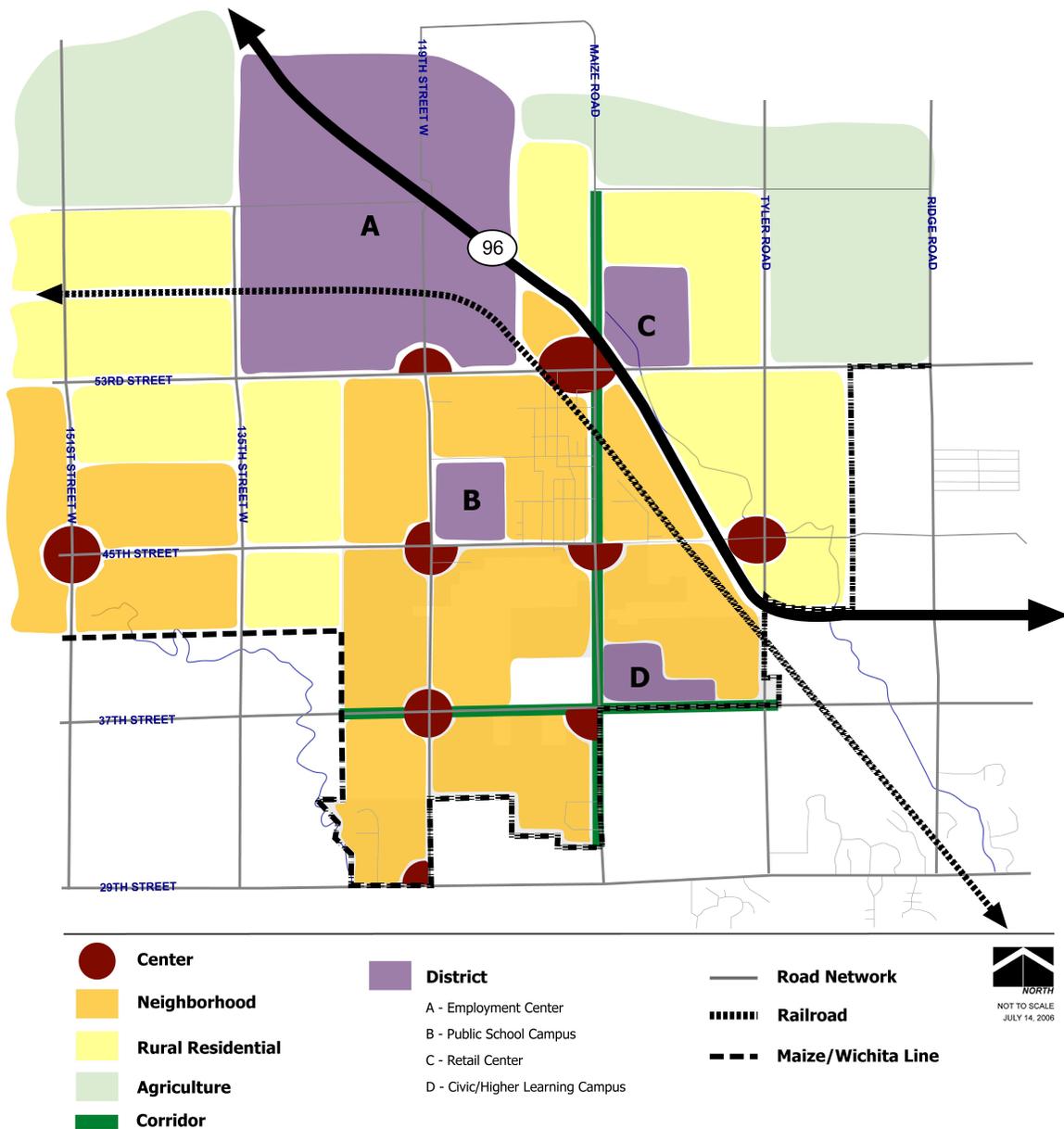
District B is located at the northeast corner of the 119<sup>th</sup> Street West/45<sup>th</sup> Street Intersection. The District B site is currently occupied by the Maize School District's main educational campus. *The Maize Comprehensive Plan* recommends that District B remain an educational campus and that specific guidelines and regulations be developed due to the high number of students and employees that routinely occupy the District. This large influx of people and the potential for further growth applies pressure to the road network, utilities, and adjacent uses.

*C – Retail Center*

District C is located east of Maize Road and northeast of Kansas Highway 96. District C has direct access and visibility from K-96, and the District is not adjacent to any existing residential neighborhoods. Because of these characteristics, it is recommended that District C be designated for future retail development that is proposed in Maize. Regional shopping and entertainment attractions such as shopping centers, big-box stores, movie-complexes, etc., should be located within District C. This will ensure that the "small town" characteristics of existing Maize neighborhoods are preserved and not encroached on by these more intense regional services.

*D – Civic/Higher Learning Campus*

District E is located at the northeast corner of Maize Road and 37<sup>th</sup> Street continuing east along 37<sup>th</sup> Street. District E is the future site of the new western metropolitan campus of Wichita State University (WSU) and also the proposed new Maize City Hall. District E recommends that a prominent civic/higher learning public space be designed between the two facilities. A public space connecting the two facilities that incorporates potentially a water fountain, retention pond, landscaping, benches, lighting, etc., would act as a focal point for the community. Results from previously conducted community surveys indicate that many residents would like for Maize to have a public city square. This public space between WSU and the future city hall could serve in this capacity.



**FIGURE 3-A: DEVELOPMENT PATTERN MAP**

### Future Land Uses

Each of the Development Patterns described in the previous section may contain a mix of the Future Land Use categories. In many cases, the pattern should include at least two or more Future Land Use categories mixed to appropriate proportions (See Figure 3-B). Ten (10) future land uses are recommended for Maize. The ten land use

categories are Agriculture, Suburban Residential, Urban Residential, Retail/Office Commercial, Regional Commercial, Industry, Recreation, Education, Institutional, and Mixed-Use. The following is a brief definition of each land use category.

***Agriculture***

Agriculture represents general farming and other agricultural practices.

***Suburban Residential***

This category encompasses areas of land that are currently developed with large-lot residential uses. These are areas that will likely be developed or redeveloped in the next 30 years with uses predominantly found in the Urban Residential use category. There is also a possibility that certain areas may be developed with Institutional Uses, Retail/Office Commercial Uses, Regional Commercial Uses, Industry Uses or Educational Uses, depending upon market driven location factors.

***Urban Residential***

Urban Residential consists of residential neighborhoods of varying densities ranging from high-density residential up to rural acreages. Uses typically include single detached homes, semi-detached homes, zero lot line units, patio homes, duplexes, townhouses, apartments and multi-family units, condominiums, mobile home parks and special residential accommodations for the elderly (assisted living, congregate care and nursing homes). Elementary and middle school facilities, churches, playground parks and other similar residential-serving uses may also be found in this category. The type of density allowed is determined by the development pattern and regulated by the appropriate zoning categories.

***Retail/Office Commercial***

Areas that contain concentrations of predominantly commercial, office and personal service uses that do not have a significant regional market draw. The range of uses includes medical or insurance offices, auto repair and service stations, grocery stores, restaurants and personal service facilities. The type of intensity and scale is determined by the development pattern and regulated by the appropriate zoning categories.

***Regional Commercial***

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

***Industry***

This category includes areas with uses that constitute centers or concentrations of employment of an industrial, manufacturing, service or non-institutional nature. The range of uses includes manufacturing and fabrication facilities, warehousing and shipping centers, call centers and corporate offices. Additionally, it includes industrial uses associated with primary extraction, processing or refinement of natural resources

or recycling of waste materials, having potential negative impacts associated with noise, hazardous emissions, visual blight, and odor. The range of uses includes aggregate and concrete plants, refineries, rendering and primary agricultural processing plants, salvage and recycling yards.

***Recreation***

Recreation applies to open spaces, parks, public space, entertainment centers, and recreational centers. This category includes parks, golf courses, public open space, private development reserves and recreational facilities/corridors (including natural drainage channels, easements, abandoned railway corridors, etc.)

***Education***

Education consists of K-12 and higher learning land uses. Educational land uses of appropriate scale and design can be allowed to locate within residential neighborhoods. However, if the size and scale of the educational facilities will negatively impact the surrounding land uses a campus style development will be considered in order to minimize impacts. An example of this campus format is District B.

***Institutional***

Institutional land uses consist of any public or semi-public use that is not education related. Such uses include institutional uses of a significant size and scale of operation and could include a range of such uses as government facilities, libraries, schools, cemeteries, churches, hospital and medical treatment facilities. District D – Civic/Higher Learning Campus includes Institutional land uses.

***Mixed-Use***

Mixed-Use land use is a combination of two or more of the previous eight land uses. Typically includes some form of higher-density residential and supporting retail use integrated into a neighborhood framework.

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**Zoning Districts**

Twenty-three (23) zoning districts, including special purpose and overlay, have recently been adopted by the City of Maize. The following Zoning Districts should be used to implement the Development Patterns listed in Figure 3-A.

RR	Rural Residential
SF-20	Single-Family Residential
SF-10	Single-Family Residential
SF-5	Single-Family Residential
TF-3	Two-Family Residential
MF-18	Multi-Family Residential
MF-29	Multi-Family Residential
MH	Manufactured Housing
NO	Neighborhood Office
GO	General Office

NR	Neighborhood Retail
LC	Limited Commercial
OW	Office Warehouse
GC	General Commercial
IP	Industrial Park
LI	Limited Industrial
GI	General Industrial
PUD	Planned Unit Development
CUP	Community Unit Plan Overlay
P-O	Protective Overlay
H-O	Historic Landmark Overlay

## Development Framework

The following figure demonstrates how each Zoning District can be implemented in relation to the future land use recommendations and district development patterns of this plan.

**FIGURE 3-B: DEVELOPMENT FRAMEWORK**

DEVELOPMENT PATTERNS	FUTURE LAND USES (based on statutory categories)	ASSOCIATED ZONING DISTRICTS
CENTER	<ul style="list-style-type: none"> <li>• <i>Retail/Office Commercial</i>: Neighborhood-scale retail/business (200-300 sf / dwelling unit within ½ mile)</li> <li>• <i>Mixed-Use</i>: Mix of two or more of the above uses</li> <li>• <i>Recreation</i>: Civic / open spaces (plazas, parks, and greens)</li> <li>• <i>Education</i>: Neighborhood-scale schools (no more than 300 students)</li> <li>• <i>Institutional</i>: Government buildings with “walk-in” customer service elements (i.e. city hall, post office, etc.)</li> </ul>	<ul style="list-style-type: none"> <li>• Community Unit Plan Overlay</li> <li>• Central Business District</li> <li>• General Commercial</li> <li>• Limited Commercial</li> <li>• Neighborhood Retail</li> <li>• General Office</li> <li>• Neighborhood Office</li> </ul>
NEIGHBORHOOD	<ul style="list-style-type: none"> <li>• <i>Urban Residential</i></li> <li>• <i>Recreation</i>: Civic / open spaces (parks, playgrounds, trails/greenways)</li> <li>• <i>Education</i>: Neighborhood-scale schools (no more than 500 students)</li> <li>• <i>Institutional</i>: Neighborhood-scale Religious facilities</li> </ul>	<ul style="list-style-type: none"> <li>• Multi-Family Residential</li> <li>• Two-Family Residential</li> <li>• Single-Family Residential</li> <li>• Neighborhood Retail</li> </ul>
RURAL RESIDENTIAL	<ul style="list-style-type: none"> <li>• <i>Suburban Residential</i></li> </ul>	<ul style="list-style-type: none"> <li>• Single-Family Residential</li> <li>• Rural Residential</li> </ul>
AGRICULTURE	<ul style="list-style-type: none"> <li>• <i>Agriculture</i>: Small farms (40 – 200 acres)</li> <li>• <i>Agriculture</i>: General Farming</li> </ul>	<ul style="list-style-type: none"> <li>• RR Rural Residential</li> <li>• Agriculture</li> </ul>
CORRIDOR	<ul style="list-style-type: none"> <li>• <i>Urban Residential</i></li> <li>• <i>Retail/Office Commercial</i>: Neighborhood-scale retail/business</li> <li>• <i>Recreational</i></li> </ul>	<ul style="list-style-type: none"> <li>• SF-10 Single Family</li> <li>• SF-20 Single Family</li> <li>• RR Rural Residential</li> </ul>

<p>DISTRICTS</p>	<ul style="list-style-type: none"> <li>• <i>Residence:</i> Manufactured home parks and high density residential uses</li> <li>• <i>Regional Commercial:</i> Regional scale retail/business (exceeding 300 sf. per dwelling unit within ½ mile)</li> <li>• <i>Industry:</i> Industrial uses or industrial “campus”</li> <li>• <i>Education:</i> Campuses serving student base beyond surrounding neighborhoods</li> <li>• <i>Mixed-Use:</i> Mix of two or more of the above uses, integrating multiple development framework components and/or multiple zoning categories in an integrated master development plan.</li> </ul>	<ul style="list-style-type: none"> <li>• MH Manufactured Housing</li> <li>• Limited Industrial</li> <li>• General Industrial</li> <li>• General Commercial</li> <li>• Office Warehouse</li> <li>• Limited Commercial</li> <li>• Neighborhood Retail</li> <li>• General Office</li> <li>• Neighborhood Office</li> <li>• MF-29 Multi-Family</li> <li>• MF-18 Multi-Family</li> <li>• Community Unit Plan Overlay</li> </ul>
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## ***Chapter Four – Plan Implementation***

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### **Introduction**

Plan Implementation refers to the means to implement and the process of monitoring progress status of the *Maize Comprehensive Plan*. Implementation is part of the continual planning cycle of input, analysis, evaluation, development, and action. Chapter Four identifies the strategies to implement the development framework established in Chapter Three. The strategies were developed based on a collaborative effort between the residents of Maize, the Planning Commission, and the City Council.

A matrix containing the implementation is included at the end of this chapter to provide easy reference for staff, officials, developers, and residents. The matrix includes a general timeframe and a list of the participants needed to effectively implement and achieve the strategy. However, it must be understood that most successful strategies are not entirely defined nor planned in advance. Strategies can emerge from patterns of small, individual decisions that can emanate from multiple sources. Therefore the recommended strategies should be reviewed periodically to ensure their relevance to the vision of Maize.

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### **Goal 1: Promote Community Education and City Government Awareness**

**Community Education** - Investment in education is a recognized public good which helps maintain a city's level of prosperity. Maize's school district (USD 266) has received recognition across the state as leaders in the area of school quality and improvement; in competition and performance and in providing excellent educational facilities and services for its youth. The district's driving force to its success is the strategic plan, *Journey to Excellence*. It was developed on the grass roots level by patrons and staff. The plan takes a very methodical and planned approach for dealing with the enormous amount of growth the district has experienced. It also provides a blueprint for the future of the district.

**City Government** - Running a transparent and collaborative city government brings people together instills respect, dignity, and confidence in the operations and management of city government. Therefore, stimulating and building awareness of

residents is a key aspect of creating a spirit of partnership and openness in city government.

**Strategies:**

- a. Improve access to and communications with elected officials

Actions for possible consideration are:

- Conduct regular community-wide public meetings and solicit public comment in regard to the annual Planning Commission review of the *Maize Comprehensive Plan* and to discuss other community issues/concerns
- Ensure the city web-site is current and routinely maintained

- b. Improve long-range planning efforts with USD 266

Action for possible consideration is:

- Conduct periodic meetings between chosen representatives of city staff, elected officials, school district officials, and the local development/business community to discuss endeavors, plan progress, and to maintain open communication and cooperation

- c. Establish a public library and resource center
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## **Goal 2: Revitalize Economic Growth and Future Development**

**Economic Development** - promotes the creation of jobs, and is important to the future of any community. Maize has many desirable features that attract businesses and employers. Improving and marketing these resources will help Maize attract new employers and services. It is also advantageous to help existing businesses and employers grow and expand. The development of both regional and neighborhood retail and service centers are important to the future of Maize. The development will generate the taxes needed to operate a municipality and will also provide services that existing and future residents demand.

**Future Development** - must occur in a sustainable and comprehensive manner in order for Maize's desired future to be realized. Active working partnerships between city staff, city officials, the proposed chamber of commerce, development community, and other private sector businesses is essential to successful plan implementation. By working together, under a shared vision, Maize will move forward while using its resources more efficiently; in turn, accomplishing its strategies in a more-timely manner.

**Strategies:**

- a. Establish a Chamber of Commerce for the purpose of attracting more retail and service businesses, and to help market Maize

Actions for possible consideration are:

- Identify resources that make the community marketable to local and outside businesses such as quality public schools, housing, utilities and infrastructure, highway access, rail line access, and the availability of developable land
- Identify and focus on the needs of the school district employees, students, and parents in order to attract employees and families to relocate to Maize
- Market resources to developers, potential employers, and potential residents
- Conduct periodic meetings between the Chamber, the Maize Area Merchants Association, representatives of city staff, elected officials, school district officials, and the local development/business community to discuss endeavors, plan progress, and to maintain open communication and cooperation. This will also strengthen the role of the Maize Area Merchants Association so that it is a more active organization representing the changing needs of the local business community
- Market the industrial park district
- Explore opportunities for value-added agricultural industries such as ethanol, bio-diesel, etc.

b. Encourage a variety of housing types to meet changing needs

Actions for possible consideration are:

- Determine feasibility of affordable housing for seniors
- Complete necessary applications for appropriate funding for other types of affordable housing

c. Identify appropriate zoning districts to be used within each of the desired development patterns to minimize the impact on the existing neighborhoods and character of Maize

Actions for possible considerations are:

- Establish a business corridor and Industrial Park by locating retail stores in areas that will capture K-96 traffic and visibility, and be adjacent to the highway entrance/exit points.
- Use planned and overlay districts to achieve specific goals of lettered Districts A-E

d. Update zoning and subdivision regulations to better reflect desired development patterns, and a detailed set of design guidelines

Actions for possible consideration are:

- City Council, city staff, Planning Commission, and Maize Historical Society members work together to implement and enforce design guidelines once established
- Improve visual image of Maize Road, old downtown area, and residential community by enforcing environmental and construction codes to remove negative environmental conditions
- Identify projects for clean-up and improvement
- Determine need for and location of trees and landscaping
- Create easy “design-to-build” process for the development community

- Create different design standards for open space, dependent upon the context and the development pattern being supported
- e. Educate land owners of soon-to-be developed land on the comprehensive plan; development patterns; zoning code and subdivision regulations; and site design guidelines

Action for possible consideration is:

- Work with the development community to incorporate plan recommendations and design guidelines by initiating discussions with developers of major development projects early in the process in order to identify opportunities to better implement *The Maize Comprehensive Plan*
- f. Explore feasibility of gateway markers at the major entrance points into Maize

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### **Goal 3: Improve Recreational and Cultural Activities**

Parks and cultural activities enrich and enhance the quality of life in a community. They provide a central gathering opportunity, and a place for relaxation and recreation. Parks and open spaces are aesthetically pleasing and desirable adding beauty and value to a community. The arts and cultural activities improve both the image and identify of a city, along with increasing its tourism.

#### **Strategies:**

- a. Develop a network system of pedestrian, bicycle, and jogging pathways.

Actions for possible consideration are:

- Take into consideration the existing bicycle paths on Maize Road and in residential areas, as well as the advantage of linking them to Highway 96 and the proposed North West Bypass
- Determine other appropriate locations for sidewalks such as around schools
- b. Develop an open space master plan that recognizes the quality and context for a variety of different types of open space commensurate with future development

Actions for possible consideration are:

- Upgrade City Park and Dugan Park considering things such as play equipment, miniature golf, and swimming pool
- Facilitate agreements between the city and the school district to allow for the shared use of open spaces by local residents
- Encourage private and common open spaces required of development to complement and relate to the overall system of open spaces for the city

- c. Explore feasibility of a recreation/activity center for both youth and senior citizens that would include things such as game rooms, skate board park, etc, along with the feasibility of developing a golf course
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#### **Goal 4: Ensure City Infrastructure Remains Capable of Supporting Future Growth**

An efficient and effective infrastructure system that promotes sustained development, connects neighborhoods and centers, is cost effective, and adheres to the vision and goals of the City of Maize will provide visible and tangible signs of a successful and prosperous community. This includes various modes of transportation, street designs, public services and public facilities.

**Transportation System/Street Design** - Planning for multiple modes of transportation ensures quality of life for residents, the greatest flexibility for the city, land owners, and businesses well beyond the life of the plan. Streets are an important element of community character as the single largest area of the “public realm”. They influence the form of development and are an essential element of long-range planning. By taking a proactive approach to street networks, and by considering implications beyond mere access to specific parcels or development projects, Maize can determine the character of development and re-development that occurs far into the future.

**Public Utilities, Services and Facilities** - The City of Maize is home to numerous public buildings and facilities. Some are owned by the City itself; other facilities are owned by entities such as the Maize Unified School District. Some of these facilities include city hall, the water treatment facility, public school buildings, fire department, etc. As Maize continues to grow, so will the staff and services the city provides. Continued expansion of staff will require additional space. Maize is already in the planning stages of constructing a new city hall to meet existing and future needs of the community.

#### **Strategies:**

- a. Create a street plan identifying improvement for traffic flow on Maize Road to Highway 96; and ways to bring traffic onto Maize Road off the proposed North West Bypass

Actions for possible consideration are:

- Install traffic light at 53<sup>rd</sup> and Maize Road
- Widen Maize Road to four lanes north to Highway 96

- b. Conduct an assessment of existing streets in association with newly developed street design types targeting priority areas where existing street designs are inappropriate

Actions for possible consideration are:

- Pave streets and resolve associated drainage problems

- Maintain connectivity of street networks that accommodate all modes of transportation
- c. Establish streetscape design standards that balance the competing needs for limited space in the rights-of-way dependant on context, rights-of-way should address travel lanes, on-street parking, bicycle facilities, streetscape and landscape areas, pedestrian facilities, and utilities

Actions for possible consideration are:

- Require appropriate street designs and streetscape amenities that support the long-range land use plans at the time of platting
  - Require site designs that balance all modes of transportation and do not place an assumed priority on vehicle access to the site at the exclusion or detriment of all other modes - traffic-calming techniques, reduced parking areas, improved direct pedestrian connections, and specific attention details at the intersections of bicycle, pedestrian, and vehicle areas should all be incorporated into site design
  - For large scale developments, where exceptions to the street network are proposed, require alternative connectivity standards that equally or better serve connections to the surrounding areas
- d. Complete construction of the new city hall

Actions for possible consideration are:

- Determine what facilities and offices should be included
  - Determine location conducive to a town square concept with a town hall
- e. Develop agreements between city and school district to allow for the shared use of facilities by local residents
- f. Develop agreement between city and county to locate emergency services within the city limits
- g. Continue to require developers to finance any additional expansion of public utilities into private property that currently does not have them

Action for possible consideration is:

- Larger parcels may be required to incorporate an Alternative Community Sewer System (ACSS)
- h. Encourage “Best Management Practices” that promote storm-water control that serves multiple functions including environmental, aesthetic, recreation, or open space needs of development sites

Actions for possible consideration are:

- Seek broader solutions to storm water management – through area planning on a watershed basis – and avoid costly site-by-site retention that results in

- multiple redundant large areas of sites for controlling run-off unless as part of a system wide management solution appropriate for the watershed
- Promote site designs that minimize impervious surfaces and prioritizes infiltration as the first strategy for storm water management
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## **Goal 5: Set the Vision for the Future of Maize, and Continue to Improve Services to its Residents**

Visioning for a city has many long-term benefits. It provides continuity, identifies direction and purpose, alerts stakeholders to needed change; and promotes interest and commitment. It also encourages openness to unique and creative solutions, builds confidence and loyalty through involvement (ownership/partnership), and ultimately results in the improved efficiency and productivity of city government services in response to its residents.

### **Strategies:**

- a. Develop a "Vision" Plan
- b. Update 20-year Comprehensive Plan
- c. Update Capital Improvement Program for a 5-year period

Actions for possible consideration are:

- Incorporate public-funded streetscape improvement plans into the Capital Improvements Plan
- Coordinate update with Planning Commission to determine conformity with the Comprehensive Plan

- d. Develop a 5-year plan for all city operations

Action for possible consideration is:

- Continue to upgrade personnel and technology

- e. Implement a Growth and Development Plan

Actions for possible consideration are:

- Develop an orderly but aggressive annexation program
- Determine growth limits and desired boundaries commensurate with capability of infrastructure
- Determine if and how existing boundaries can be straightened
- Include annexation focus on West and North sides
- Improve long-range planning efforts with MAPD and surrounding communities
- Determine mutually agreed boundaries with the City of Colwich

- Request W-SCMAPC modify their “Area of influence” notification process to include a 2 mile area of notice to allow Maize to review rezoning applications

f. Improve coordination and communication with the Planning Commission

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## **Goal 6: Increase Resident, Business, and Nonprofit Group Involvement in Community Improvements**

An active working partnership between the city government, local school district and private sector business will be developed and maintained. By building cooperation between public, private, and nonprofit entities, resources can be pooled and used more efficiently towards a unified vision.

### **Strategies:**

- a. Promote and encourage involvement of residents, businesses and nonprofit groups in establishing goals, focus areas, strategies and tasks

Actions for possible consideration are:

- Publicize and conduct periodic town hall meetings
- Consolidate results and evaluate for inclusion in Comprehensive Plan updates
- Publish established goals on City web-site

- b. Promote and encourage involvement of residents, businesses and nonprofit groups in achieving goals, focus areas, strategies and tasks

Action for possible consideration is:

- Review strategies to determine which are conducive to requesting community involvement and request necessary support
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## **Goal 7: Improve the Quality of Life While Preserving the Small Town Character and Lifestyle of Maize**

Residents have expressed a strong desire to preserve the existing character of Maize. Therefore, community preservation has been made a cornerstone of the plan. Development forces have been approaching from the south for sometime. Much of the new development is in patterns different to existing patterns in Maize. Proactive measures will be taken to shape the approaching growth into a development pattern that compliments the vision, the identity, and the uniqueness of Maize.

### **Strategies:**

- a. Establish a system to regularly track and report status of goals to both the
-

community and City Council

- b. Develop an electronic system that is user friendly and easily accessible by citizens that ensures accountability, tracking, and reporting of progress and status of actions being taken to achieve strategies and goals
- c. Use the City's website to allow citizens to post any developmental concerns or issues that might arise

## **Matrices**

The following matrices show how to implement the *Maize Comprehensive Plan* by achieving small incremental steps in a chronological manner. By implementing the plan one task at a time, the community can quickly see tangible success and also avoid the

pitfalls of becoming overwhelmed by the magnitude of the scope of the plan. The seven matrices include:

- Goal 1: Promote Community Education and City Government Awareness
- Goal 2: Revitalize Economic Growth and Development
- Goal 3: Improve Recreational and Cultural Activities
- Goal 4: Ensure City Infrastructure Remains Capable of Supporting Future Growth
- Goal 5: Set Vision for the Future and Continue to Improve Services to Residents
- Goal 6: Increase Resident, Business, and Nonprofit Group Participation in Community Improvements
- Goal 7: Improve the Quality of Life While Preserving the Small Town Character and Lifestyle of Maize

Abbreviations of the recommended strategy participants are the following:

- |                               |  |
|-------------------------------|--|
| CC = City Council             | MMA = Maize Area Merchant Association    |
| CE = City Engineer            | MUSD = Maize Unified School District     |
| CHC = Chamber of Commerce     | PC = Planning Commission                 |
| CP = City Planning            | PS = Private Sector                      |
| HS = Maize Historical Society | WSU = Wichita State University           |
| PB = Park Board               | WABA = Wichita Area Builders Association |
| PW = Public Works             | MRC = Maize Recreation Commission        |

<b>Promote Community Education and City Government Awareness (Goal 1)</b>						
	<b>Time Frame</b>				<b>Participants (tbd)</b>	<b>Remarks</b>
	Short 0-2	Medium 2-5 Yrs	Long 5+	On Going		

		Yrs		Yrs		
<b>a.</b>	<b>Improve access to and communications with elected officials</b>					
1	Conduct regular community-wide public meetings and solicit public comment in regard to the annual Planning Commission review	1			1	Annual
1	Ensure the city web-site is current and routinely maintained	1			1	Improv es direct comm unicati on with public
<b>b.</b>	<b>Improve long-range planning efforts with USD 266</b>					
1	Conduct periodic meetings between chosen representatives				1	Quarte rly meetin gs
<b>c.</b>	<b>Establish a public library and resource center</b>					

## Revitalize Economic Growth and Future Development (Goal 2)

		Time Frame				Participants (tbd)	Remarks
		Short 0-2 Yrs	Medium 2-5 Yrs	Long 5+ Yrs	On Going		
<b>a. Establish a Chamber of Commerce</b>							
1	Identify resources that make the community marketable to local and outside businesses	1			1		
1	Identify and focus on the needs of the school district employees, students and parents	1			1		Encourage employees and parents to relocate to Maize
1	Conduct periodic meetings between pertinent organizations and staff				1		Representatives should have decision-making ability within entity
1	Market the industrial park district		1		1		
1	Explore opportunities for value-added agricultural industries		1				Analyze feasibility
<b>b. Encourage a variety of housing types to meet changing needs</b>							
1	Determine feasibility of affordable housing for seniors		1		1		
1	Complete necessary applications for appropriate funding for other types of affordable housing				1		
<b>c. Identify appropriate zoning districts to be used within each of the development patterns</b>							
1	Establish a business corridor and Industrial Park	1					
1	Use planned and overlay districts to achieve specific goals	1			1		
<b>d. Update zoning and subdivision regulations</b>							
1	Work together to implement and enforce design guidelines once established				1		Partnership needed
1	Improve visual image of Maize Road, old downtown area and residential community		1		1		
1	Identify projects for clean-up and improvement	1			1		
1	Determine need and location for trees and landscaping		1		1		
1	Create easy "design-to-build" process for the development community	1			1		Streamlines process
1	Create different design standards for open space		1		1		Open space hierarchy
<b>e. Educate land owners of soon-to-be developed land</b>							
1	Work with development community to incorporate plan recommendations				1		
<b>f. Explore feasibility of gateway markers at the major entrance points into Maize</b>							

## Improve Recreational and Cultural Activities (Goal 3)

	Time Frame	Participants	Remarks
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		Short 0-2 Yrs	Medium 2-5 Yrs	Long 5+ Yrs	On Going	(tbd)	
<b>a. Develop a network system of pedestrian, bicycle and jogging pathways</b>							
1	Connect with existing pathways and linkages		1				
1	Determine other appropriate locations				1		locate near schools
<b>b. Develop an open space master plan</b>							
1	Upgrade City Park and Dugan Park		1		1		
1	Facilitate agreements between the city and the school district to allow for shared use of open spaces for local residents		1				
1	Encourage private and common open spaces	1			1		
<b>c. Explore feasibility of a recreation/activity center</b>							

## Ensure City Infrastructure Remains Capable of Supporting Future Growth (Goal 4)

		Time Frame				Participants (tbd)	Remarks
		Short 0-2 Yrs	Medium 2-5 Yrs	Long 5+ Yrs	On Going		
<b>a. Create a street plan</b>							
1	Install traffic light at 53rd and Maize Road		1				
1	Widen Maize Road to four lanes north to Highway 96		1				Project currently in discover phase
<b>b. Conduct an assessment of existing streets</b>							
1	Pave streets and resolve associated drainage problems				1		
1	Maintain connectivity of street networks that accommodate all modes of transportation	1			1		Connections at a minimum of 1000'
<b>c. Establish streetscape design standards</b>							
1	Require appropriate street designs and streetscape amenities that support long-range land use plans	1			1		
1	Require alternative connectivity standards for large scale developments	1			1		Used when exceptions are proposed by developers
<b>d. Complete construction of new city hall</b>							
1	Determine what facilities and offices should be included	1					Ongoing
1	Determine location conducive to a town square concept with a town hall	1					
<b>e. Develop agreements between city and school district to allow shared use of facilities</b>							
<b>f. Develop agreement between city and county to locate emergency services</b>							
<b>g. Continue to require developers to finance any additional expansion of public utilities</b>							
1	Larger parcels may be required to incorporate an Alternative Community Sewer System (ACSS)	1			1		
<b>h. Encourage "Best Management Practices"</b>							
1	Seek broader solutions to storm water management		1		1		
1	Promote site designs that minimize impervious surfaces and prioritizes infiltration as the first strategy for storm water management	1			1		

**Set the Vision for the Future of Maize and Continue to Improve Services to its Residents (Goal 5)**

		Time Frame				Participants (tbd)	Remarks
		Short 0-2 Yrs	Medium 2-5 Yrs	Long 5+ Yrs	On Going		
<b>a. Develop a "Vision" Plan</b>							
<b>b. Update 20 year Comprehensive Plan</b>							In-process
<b>c. Update Capital Improvement Program for a 5 year period</b>							
1	Incorporate public-funded streetscape improvement plans into the CIP		1		1		
1	Coordinate update with Planning Commission to determine conformity with the Comprehensive Plan	1			1		
<b>d. Develop a 5 year plan for all city operations</b>							
1	Continue to upgrade personnel and technology				1		
<b>e. Implement a Growth and Development Plan</b>							
1	Develop an orderly but aggressive annexation program	1			1		
1	Determine growth limits and desired boundaries commensurate with capability of infrastructure	1					
1	Determine if and how existing boundaries can be straightened		1		1		
1	Include annexation focus on west and north sides		1		1		
1	Improve long-range planning efforts with MAPD and surrounding communities				1		
<b>f. Determine mutually agreed boundaries with the City of Colwich</b>							
<b>g. Request W-SCMAPC to modify their "area of influence" notification</b>							
<b>h. Improve coordination and communication with the Planning Commission</b>							

**Increase Resident, Business, and Non-profit Group Involvement in Community Improvements (Goal 6)**

		Time Frame				Participants (tbd)	Remarks
		Short 0-2 Yrs	Medium 2-5 Yrs	Long 5+ Yrs	On Going		
<b>a. Promote and encourage involvement in establishing goals</b>							
1	Publicize and conduct periodic town hall meetings	1			1		Annual
1	Consolidate results and evaluate for inclusion in the Comprehensive Plan updates				1		
1	Publish established goals on City web-site				1		
<b>b. Promote and encourage involvement in achieving goals</b>							
1	Review strategies to determine which are conducive to requesting community involvement and request necessary support				1		

**Improve the Quality of Life While Preserving the Small Town Character and Lifestyle of Maize (Goal 7)**

		Time Frame				Participants (tbd)	Remarks
		Short 0-2 Yrs	Medium 2-5 Yrs	Long 5+ Yrs	On Going		
a.	<b>Establish a system to regularly tract and report status of goals</b>						Annual review
b.	<b>Develop an electronic system that reports progress and status of the strategy implementation</b>						
1	Use the City's web-site to allow citizens to post any developmental concerns or issues that might arise	1			1		Improves direct communication with public



## **Process for Tracking & Reporting Progress of Action Plans**

### **1. Planning Commission:**

- Assist City Administrator in planning and conducting Town Hall meeting to establish key areas of focus, goals and strategies
- Provide summary of recommendations to City Council for approval
- Provide approved summary to City Administrator

### **2. City Council:**

- Review Planning Commission recommendations
- Select and approve key areas of focus, goals, strategies, and tasks
- Select Action Officers/Committee for each strategy
- Review and approve action plans and projected completion dates proposed by Action Officers
- Review and approve any changes to action plans and projected completion dates
- Concur with closeout completion of action plans

### **3. City Administrator:**

- Plan and conduct Town Hall meeting to establish key areas of focus, goals and strategies
- Update website with approved goals & strategies
- Initiate blank Action Plan format for assigned Action Officers
- Update website when input is received from Action Officers and/or City Council  
*(Note: Action Plans to be updated and maintained by Action Officers)*
- Update Comprehensive Plan

### **4. Action Officers:**

- Complete Action Plan format identifying the major tasks/activities to be taken in order to accomplish overall strategy (include projected completion dates for each)
- Ensure Action Plan is maintained reflecting current status
- Quarterly brief City Council on progress of activity
- Provide any approved changes that affect website to the City Administrator within 5 working days after City Council approval