

# ARKANSAS CITY NORTH 101

## SITE DISCOVERY



## UTILITIES

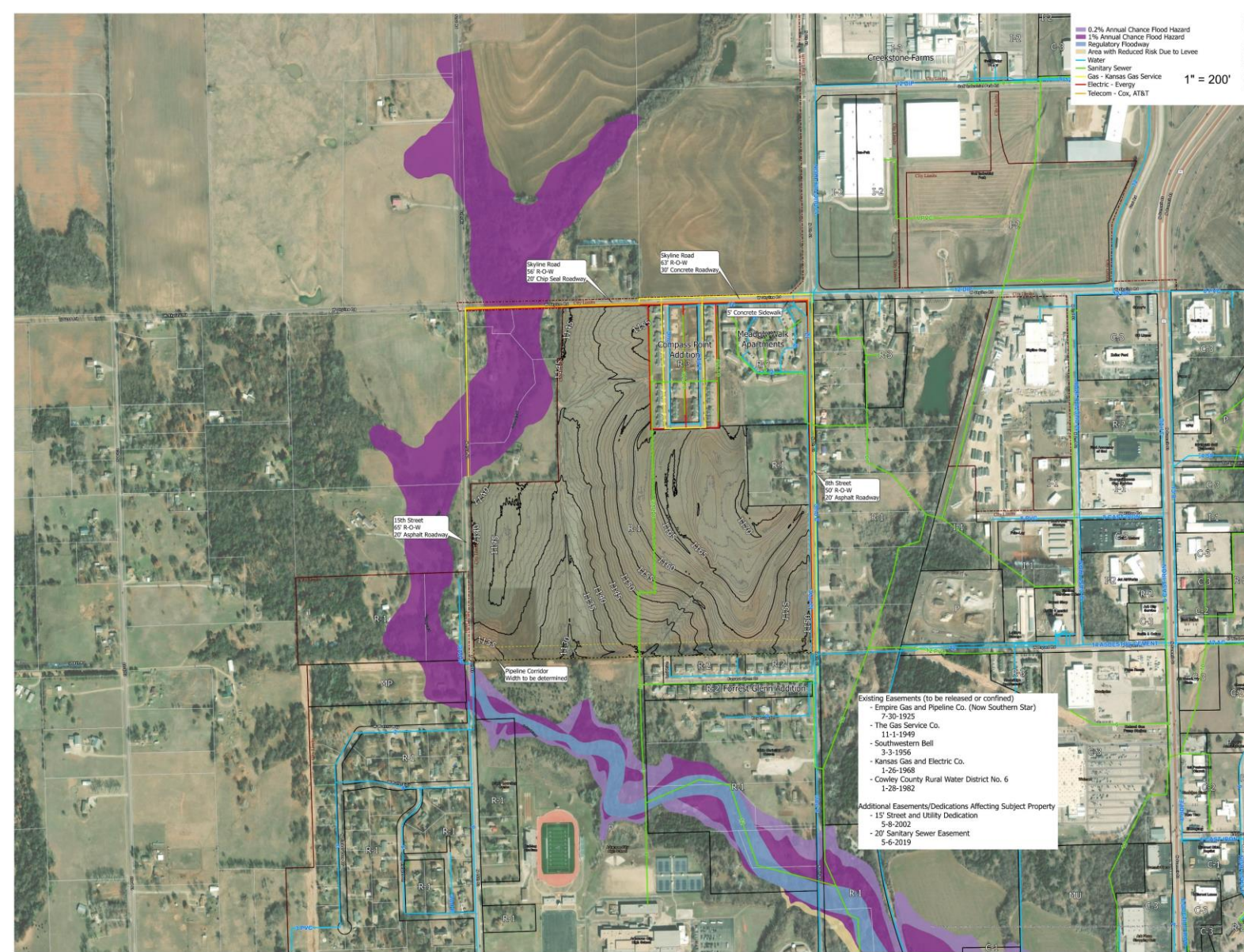
- Existing 8" Sanitary Sewer
- Existing 8" and 12" Water Mains
  - City service
- Kansas Gas Service
- Evergy Electric Service
- Cox Communications and AT&T

## NATURAL FEATURES

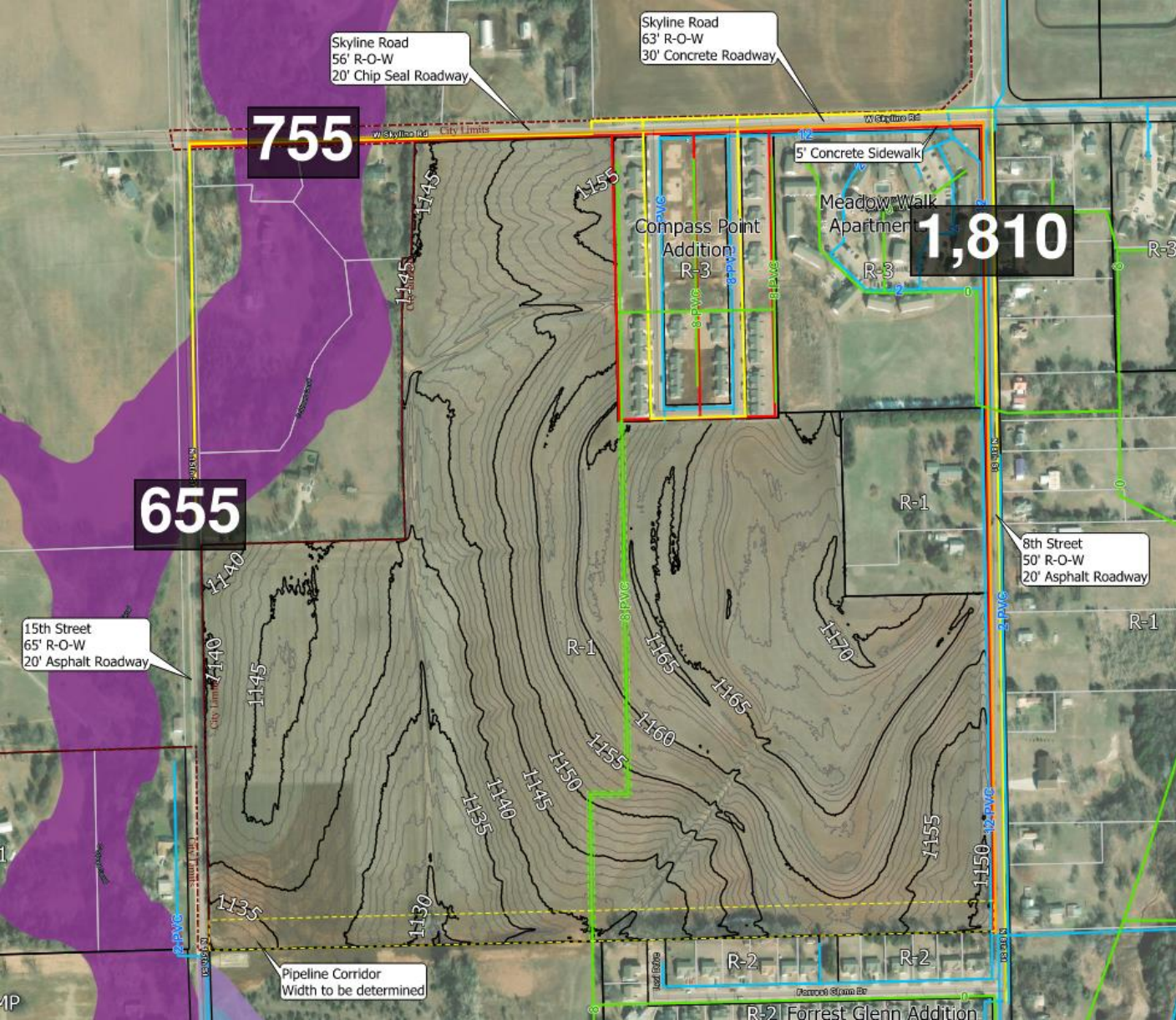
- Floodplain West and South
- Generally sloped Northeast to Southwest

## TRANSPORTATION

- Existing Right-of-Way
  - Skyline Road = 56'-63' (755 AADT)
  - 8<sup>TH</sup> Street = 50' (1,810 AADT)
  - 15<sup>TH</sup> Street = 65' (655 AADT)
- Sidewalks
  - Skyline Road = 5'





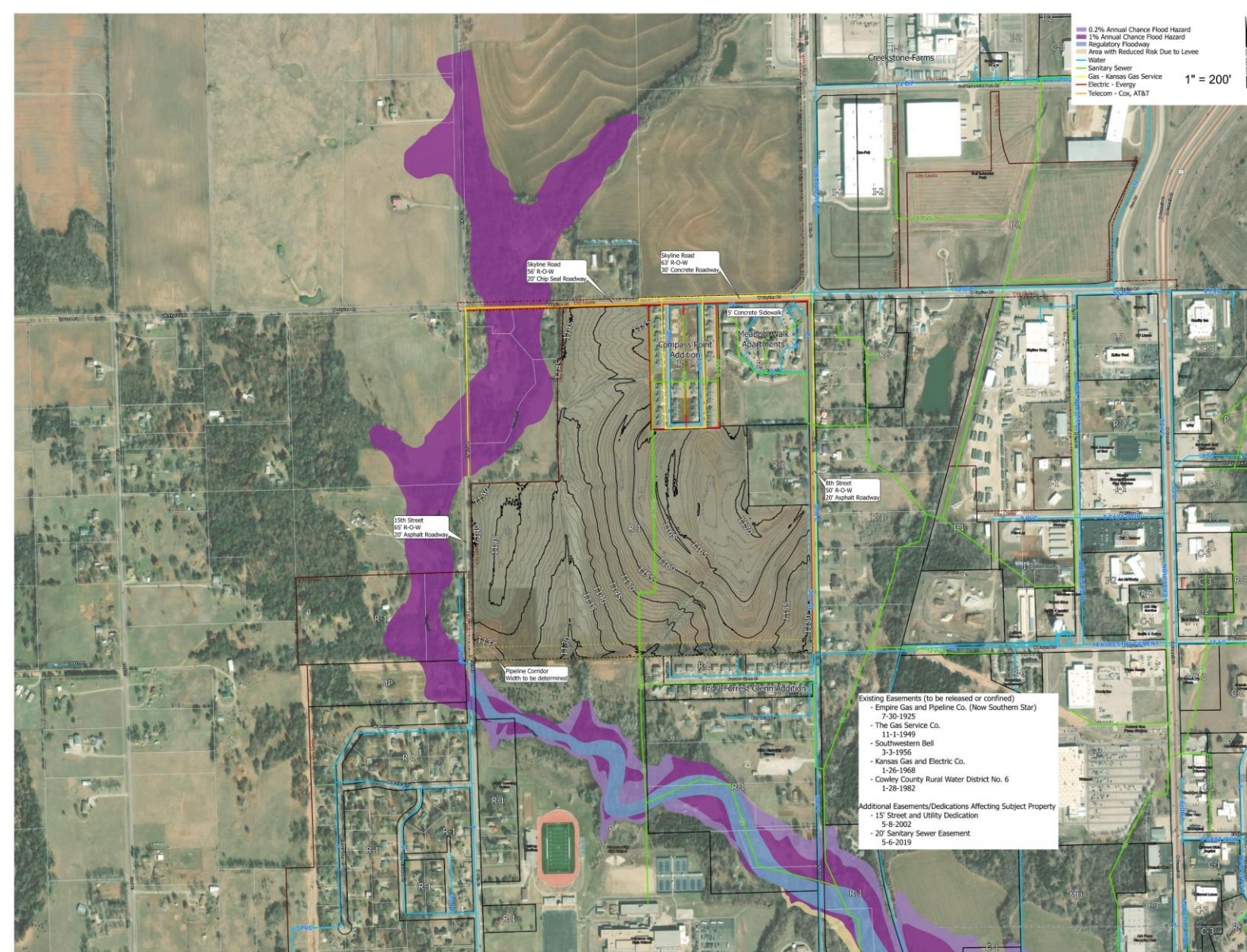


<b>ANNUAL AVERAGE DAILY TRAFFIC</b>	
<b>8<sup>TH</sup> STREET</b>	<b>1,810</b>
<b>SKYLINE ROAD</b>	<b>755</b>
<b>15<sup>TH</sup> STREET</b>	<b>655</b>



ARKANSAS CITY NORTH 101  
**CONCEPT LAND USE PLAN**





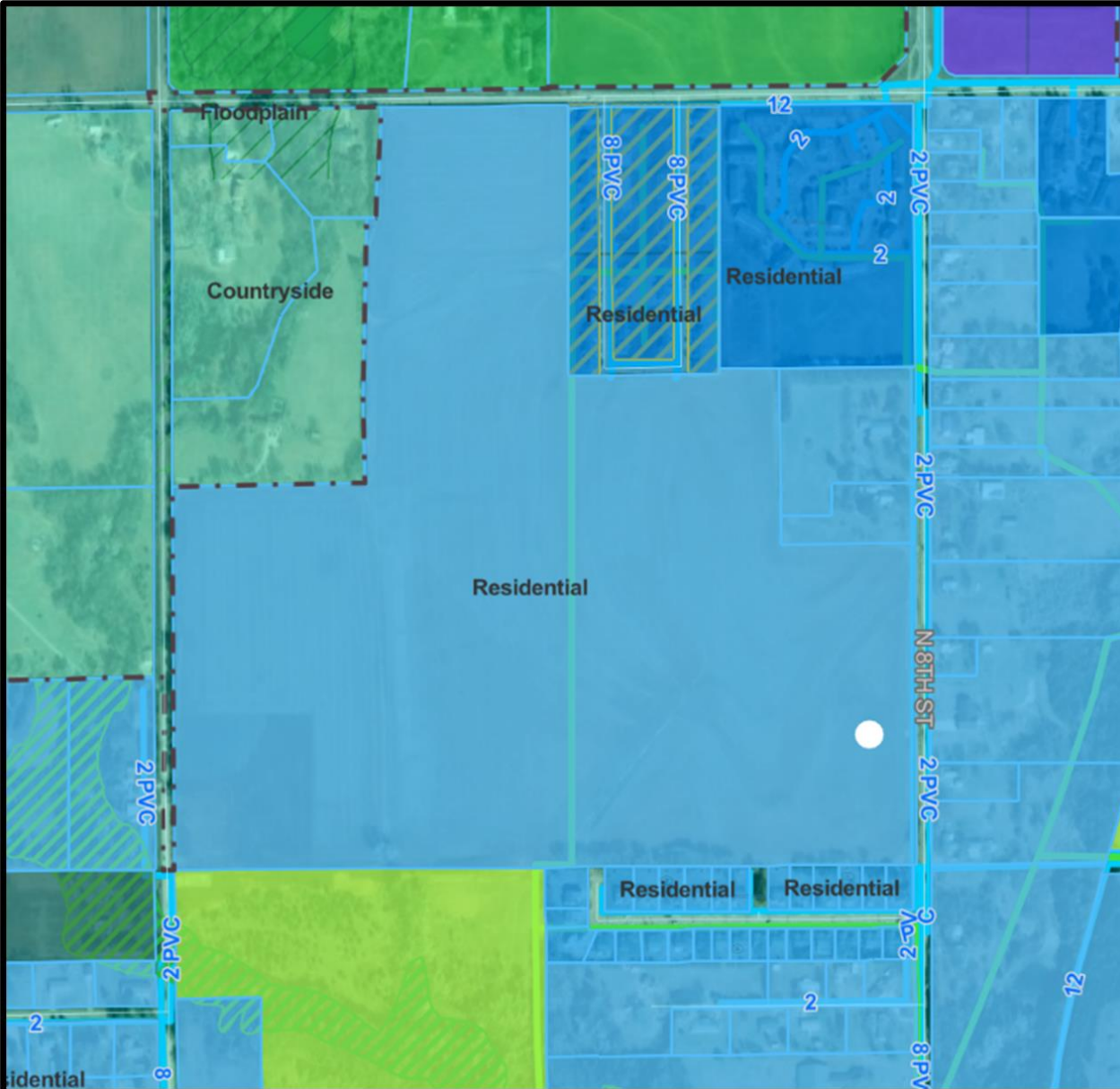
## SITE & ADJACENT ZONING

<b>*</b>	R-1 LOW DENSITY RESIDENTIAL
<b>N</b>	COUNTY ZONING R-3 HIGH DENSITY RESIDENTIAL HO-O HOUSING OPPORTUNITY OVERLAY
<b>E</b>	R-1 LOW DENSITY RESIDENTIAL
<b>S</b>	R-2 MEDIUM DENSITY RESIDENTIAL P PUBLIC USE
<b>W</b>	COUNTY ZONING R-1 LOW DENSITY RESIDENTIAL



ARKANSAS CITY NORTH 101  
SITE DISCOVERY





## 2022 COMPREHENSIVE PLAN

- Supports the development of “a wide variety of housing and neighborhood types ranging from traditional and historic neighborhoods to modern subdivisions.”
- Supports the availability of “housing for all ages and income groups. To this end, the City should include a variety of neighborhoods consisting of single-family site-built homes, and manufactured housing, townhouses, and multi-family housing structures...”
- Supports “neighborhoods with walkable destinations”
- Supports “density and a mix of land uses to promote active transportation by bringing destinations closer together

## 2021 HOUSING ASSESSMENT TOOL

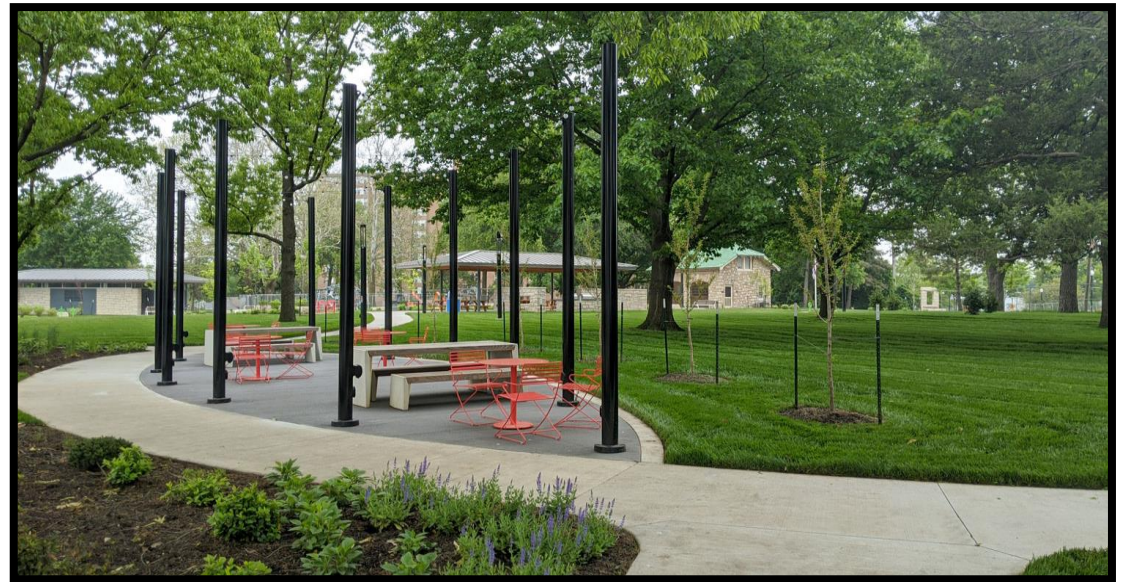
- Needs:
  1. Low- and Moderate-Income Single-Family
  2. Senior Housing
  3. Apartments



# ARKANSAS CITY NORTH 101

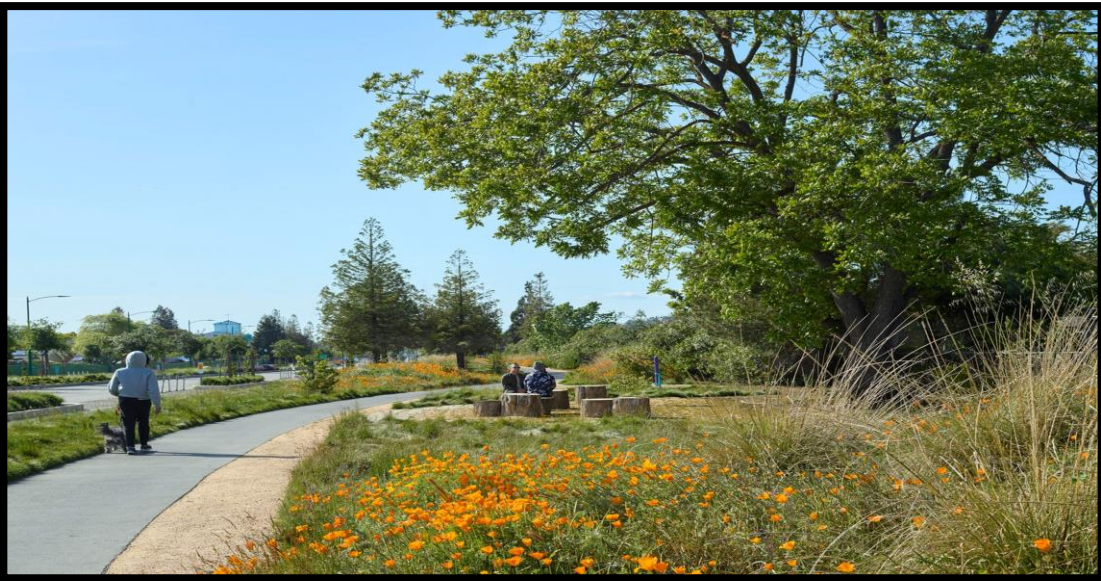
## CONCEPT LAND USE PLAN





ARKANSAS CITY NORTH 101  
**OPEN SPACE / AMENITY**





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**LINEAR GREENWAY / PARK**





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**SINGLE FAMILY – TRADITIONAL**

**2-5 DU / ACRE**  
**2,000+ SF**





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**SINGLE FAMILY – ALLEY LOADED**

**5-10 DU / ACRE**  
**1,000+ SF**





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**TYPICAL – ALLEY LOADED**





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**TYPICAL – ALLEY CONDITIONS**





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**TOWNHOME**

**5-12 DU / ACRE**  
**1,000+ SF**



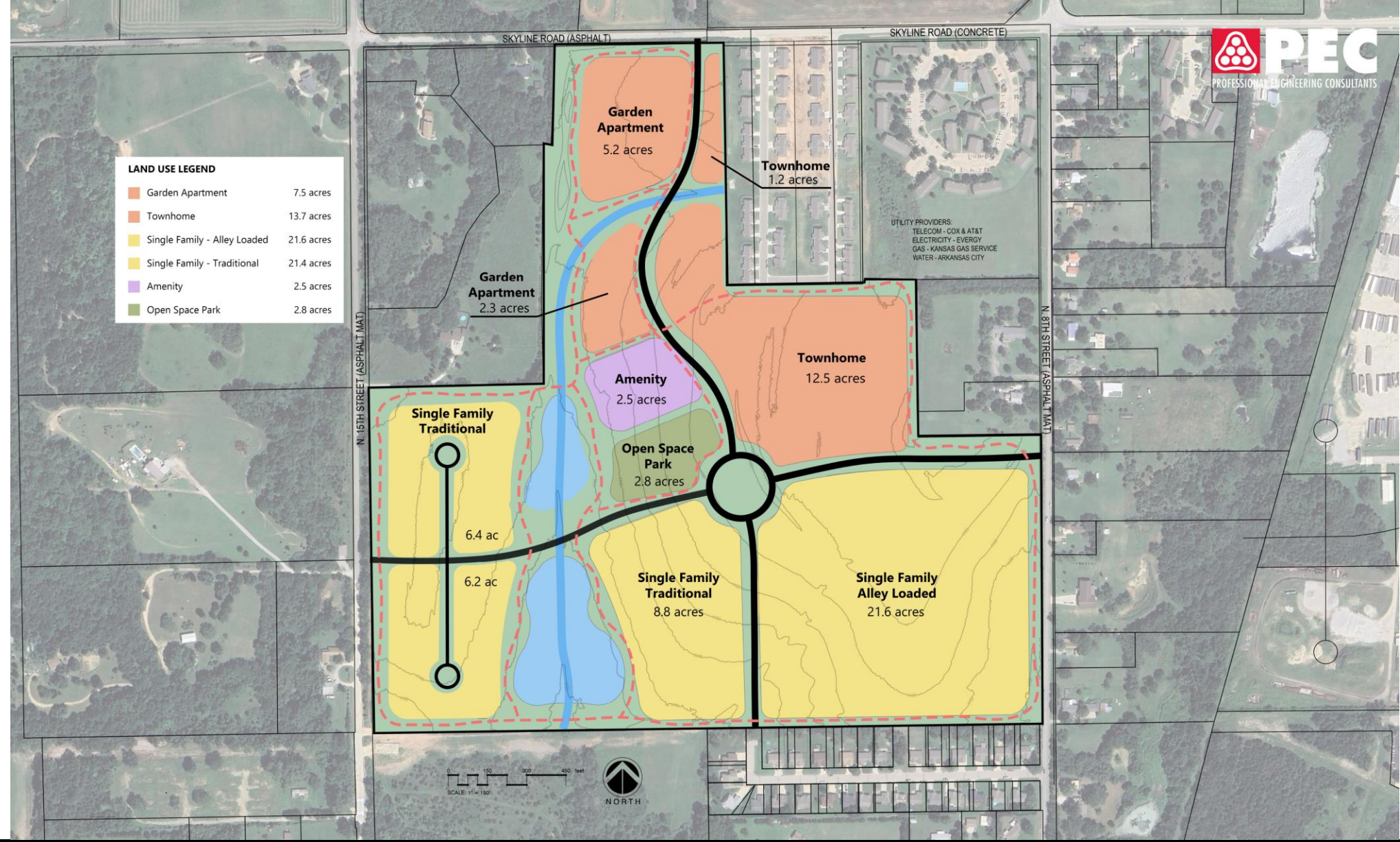


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**GARDEN APARTMENT**

**20-25 DU / ACRE**  
**600+ SF**



LAND USE LEGEND	
<span style="color: orange;">■</span>	Garden Apartment 7.5 acres
<span style="color: lightorange;">■</span>	Townhome 13.7 acres
<span style="color: yellow;">■</span>	Single Family - Alley Loaded 21.6 acres
<span style="color: yellow;">■</span>	Single Family - Traditional 21.4 acres
<span style="color: purple;">■</span>	Amenity 2.5 acres
<span style="color: green;">■</span>	Open Space Park 2.8 acres





## LAND USE SUMMARY

HOUSING TYPOLOGY	ACRES	DU / ACRE	# OF UNITS
SINGLE FAMILY – TRADITIONAL	21.4	2-5	32-80
SINGLE FAMILY – ALLEY LOADED	21.6	5-10	81-162
TOWNHOME	13.7	5-12	51-123
GARDEN APARTMENT	7.5	20-25	113-141
OPEN SPACE / AMENITY	5.3	-	-
<b>TOTAL</b>			<b>277-506</b>





## TRAFFIC IMPACTS

- This information is included for demonstration and discussion purposes only.
  - Assumption = 10 trips / dwelling unit
  - Addition of 2,770 and 5,060 daily trips at full-build out
  - Distribution of trips indetermined

## PLANNING LEVEL CAPACITY

2-Lane	<b>1,000</b>
2-Lane (with left turn lanes)	<b>18,300</b>
4-Lane (with left turn lanes)	<b>36,800</b>
6-Lane (with left turn lanes)	<b>55,300</b>

Source: Highway Capacity Manual, Sixth Edition



# ARKANSAS CITY NORTH 101 CONCEPT LAND USE PLAN

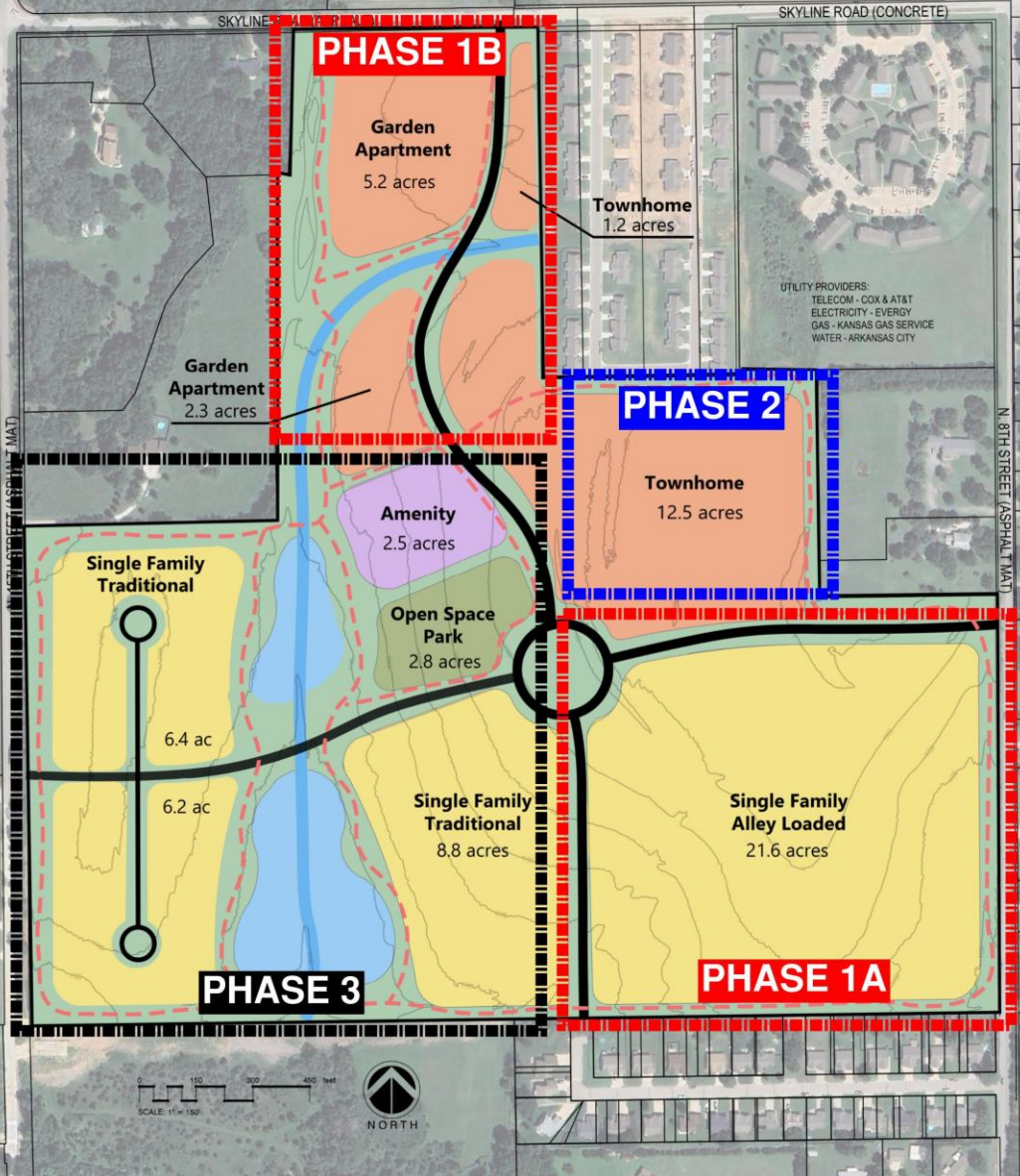


# ARKANSAS CITY NORTH 101

## ANTICIPATED PHASING



LAND USE LEGEND	
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# ARKANSAS CITY NORTH 101

**PUBLIC OPEN HOUSE**

**JULY 23, 2024**

**5:00-7:00pm**

**LOCATION - TBD**

Avery Family Learning Center





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## QUESTIONS & DISCUSSION