

Hays, Kansas

Zoning and Subdivision Regulations

Kick-Off Presentation

PLANNING COMMISSION INTRODUCTORY MEETING

Kendig Keast Collaborative

June 3, 2014

- Meeting Objectives
 - Overview of the scope of work
 - Discuss project timeline
 - Get feedback
 - Gather information to draft *Strategic Approach* and *Annotated Outline*

Flow of Project

- Kick-Off
- Strategic Assessment and Annotated Outline
- Iterative Drafting of 3 Code Modules
- Public Hearing
- Consideration of Adoption

Scope of Work

- What is included in the scope of work?
 - ▣ Rewrite Chapter 59, Subdivisions
 - ▣ Rewrite Chapter 71, Zoning

Scope of Work

Provisions that WILL be Included

- Zoning districts
- Land Use
- Supplemental regulations
- Parking
- Landscaping
- Lighting
- Signage
- Nonconformities
- Subdivision regulations
- Administration & Enforcement Procedures

Provisions NOT to be Included

- Addressing
- Adult entertainment businesses
- Floodplain regulations
- Stormwater management

Drafted in enCode-360™

Home

View

Search

Quick Links

Quick Tables

About

HAYS
KANSAS



Last Updated
1/1/2000

Hays Kansas is the largest city in Northwest Kansas at the crossroads of Interstate 70 and US Highway 183. This city, which has approximately 20,000 residents, was incorporated in 1885. Hays is a growing city with excellent opportunities. Please [click here](#) to view more information about the City's history.

Drafted in enCode-360™

The screenshot displays the enCode-360 web application interface. At the top, a dark blue navigation bar contains buttons for Home, View, Search, Quick Links, Quick Tables, and About. Below this, a light blue breadcrumb trail reads: Chapter 1 Purpose, Authority, and Jurisdiction > Article 1 Title, Purpose, Authority, Jurisdiction, and Transitional Provisions. On the right side of the breadcrumb trail are social media icons for Facebook, Twitter, and a star icon.

The main content area is titled "CHAPTER 1 PURPOSE, AUTHORITY, AND JURISDICTION" and "ARTICLE 1 TITLE, PURPOSE, AUTHORITY, JURISDICTION, AND TRANSITIONAL PROVISIONS". Below these titles is "Division 1.100 Title and Purpose" and "Sec. 1.101 Title". The text of Section 1.101 is a block of Lorem Ipsum placeholder text. Below the text is a list structure:

- A. This is an ordered list
 - 1. This is an ordered list
 - a. This is an ordered list
 - This is an unordered list
 - This is an unordered list

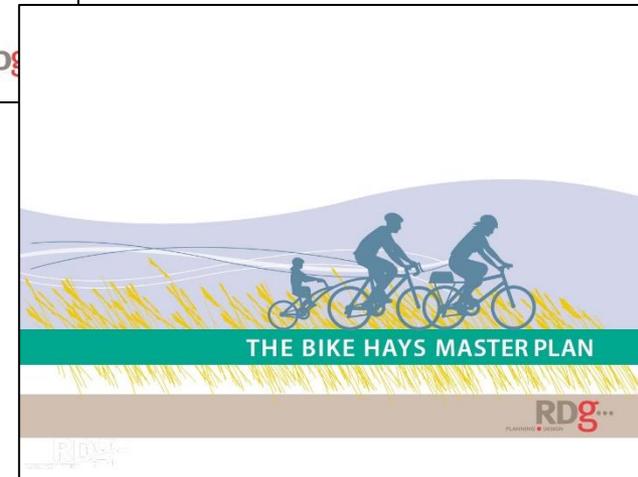
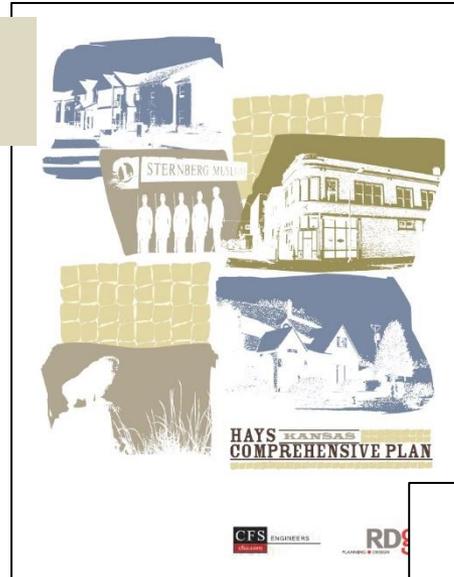
At the bottom of the main content area is a table with a dark blue header:

Table 1.101 Heading	
This is a subheading	This is a subheading
This is a subsubheading??	
This is Alt1	
This is Alt2	

On the left side of the interface, there is a sidebar with a "Unified Development Ordinance" header and a "Table of Contents" menu. Below the menu is a vertical "COMMENTS" section. At the bottom left, the URL "online.encode-360.com/regs/hays-ks/Doc-Viewer.aspx?secid=1" is visible. At the bottom center, the text "Powered by enCode 360 © Copyright 2013" is displayed.

Align zoning and subdivision regulations with:

- 2012 Comprehensive Plan
- The Bike Hays Master Plan
- Small City and Rural Smart Growth Priority Fixes
- Neighborhood Revitalization Downtown Development Plan
- Development Policy



- **Goals of the Strategic Approach and Annotated Outline**
 - To establish the planning ‘context’ that will guide the process of redrafting the City’s zoning and subdivision regulations;
 - To outline the ‘big picture’ aspects of the general approach for undertaking the rewrite process; and
 - To seek guidance regarding the City’s policies for regulating development and redevelopment

- **Goals of the Zoning and Subdivision Regulations**
 - Modernize outdated regulations
 - Align regulations with comprehensive plan and other long-range plans
 - Improve development procedures and outcomes
 - Improve navigability
 - Streamline procedures, where possible

Proposed Zoning Districts

- Create/ consolidate /eliminate districts based on character
- Use intuitive district names
- Consolidate uses into a central table
- Use general use categories
- Introduce a limited use designation with pre-defined compatibility standards
- Strengthen specific use standards with some pre-defined compatibility standards

Site and Subdivision Design

- Reflect existing and desired character
- Address buffering, landscaping, and screening
- Address parking, circulation, and lighting
- Address signage
- Address access
- Special standards for unique areas (e.g., downtown, I-70 corridor)
- Address building placement and design
- Supplemental standards

New Residential Neighborhoods

- New residential districts based on intended character of development
- Pre-define standards based on housing type (i.e., a housing palette)
- Flexible lot design (e.g., average lot size)
- Improved standards for vehicular/pedestrian connectivity

- Improve regulatory clarity for Low Impact Development (LID)
 - Vegetated swales
 - Rain gardens
 - Green roofs
 - Pervious paving
 - Cisterns
 - xeriscaping

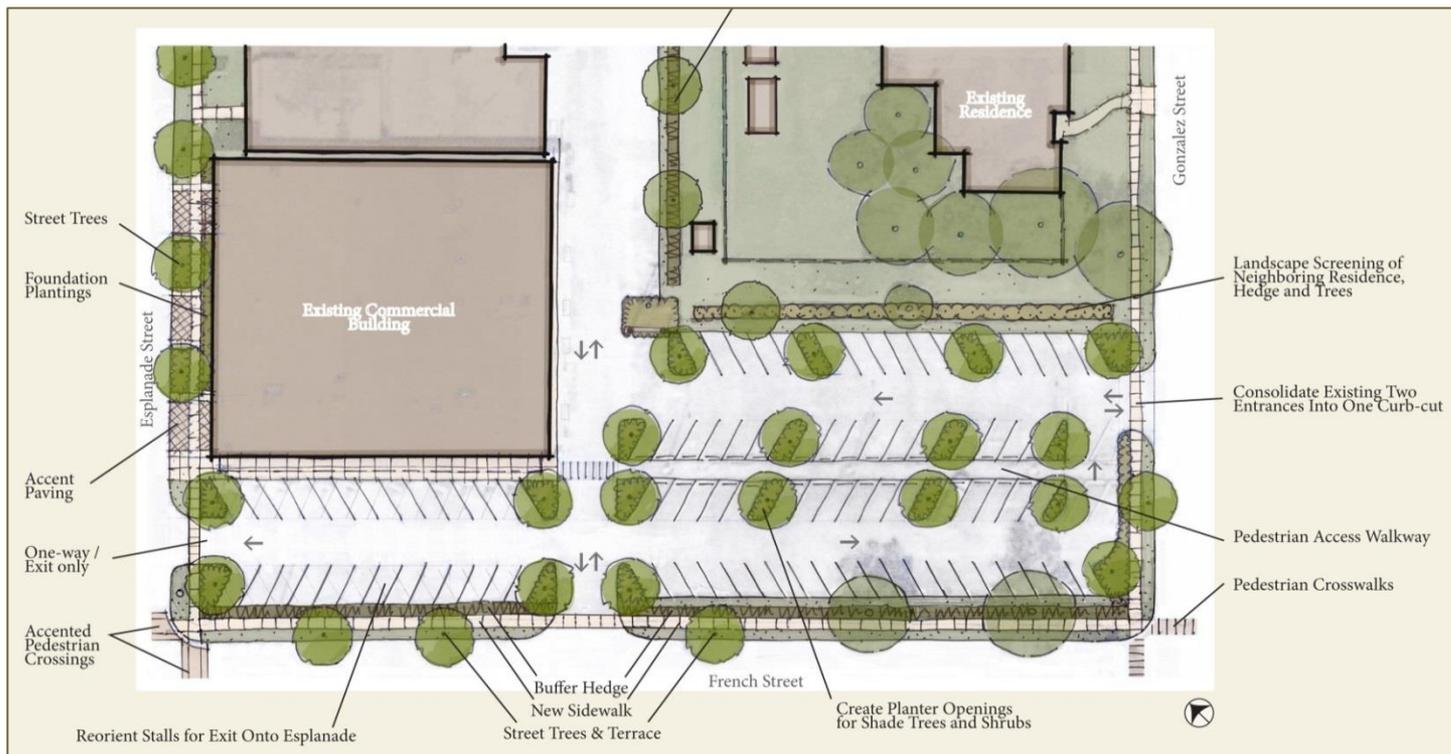
Commercial Development

- New commercial districts based on intended character of development
- Improved standards for parking, landscaping, buffering, screening, and building design

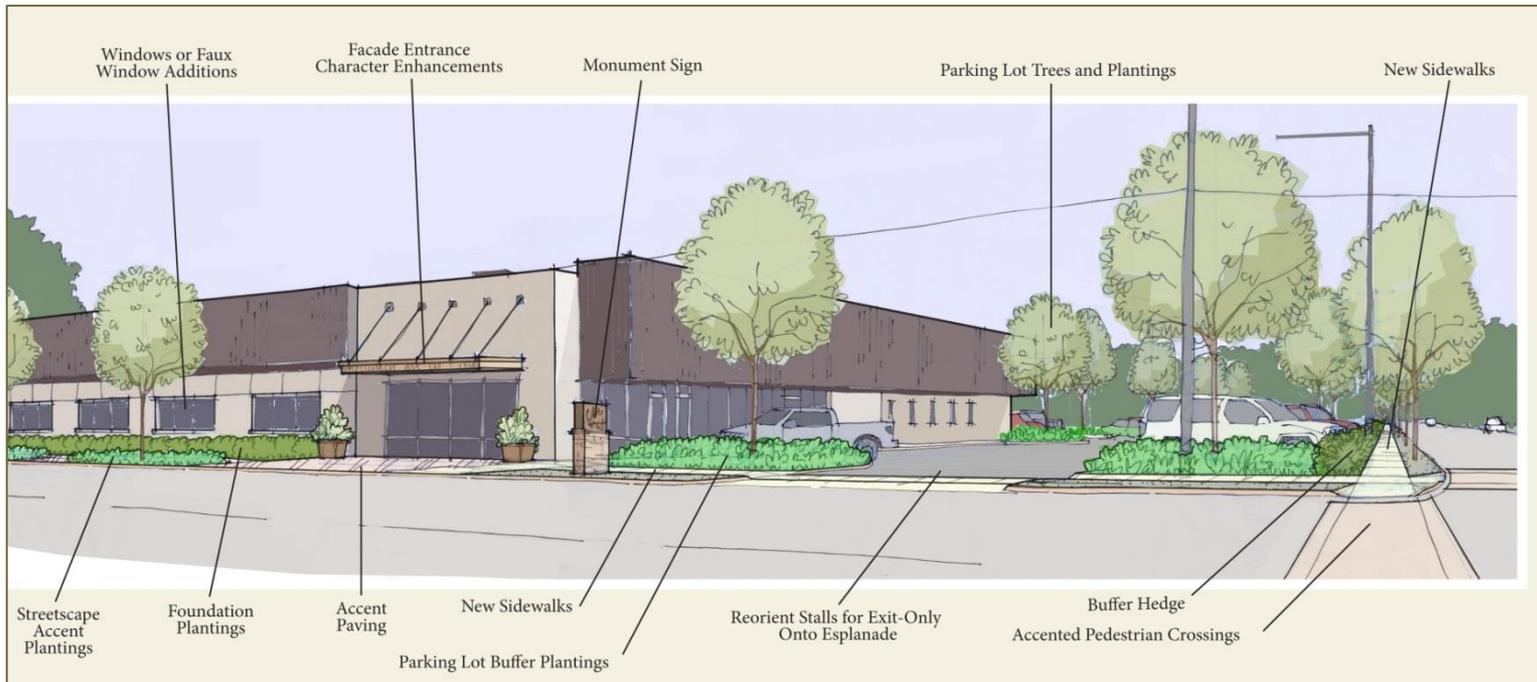
Landscaping and Buffering

- Why?
 - Prerequisite component of a character-based approach to planning
 - Key determination in developing a quality sense of place over time
- How?
 - District bufferyards
 - On-site landscaping
 - Buildings, parking lots, foundation
 - Screening

- Improve development procedures and outcomes



- Improve development procedures and outcomes



Neighborhood Conservation

- Transition existing residential areas into NC subdistricts based on similar areas of character
- Why?
 - To preserve the prevailing character of that particular area (e.g., lot size, dimensions, setbacks, etc.)
 - To avoid new nonconformities
 - To provide flexibility to allow the development/redevelopment/infill
- How?
 - All legally constructed buildings/lots would be made conforming
 - Create new lot standards based on existing character
 - Developed alternate standards for flexibility

- **Goals of the Zoning and Subdivision Regulation Structure**
 - Consolidation and sequence of regulations
 - Clarity of presentation (e.g., graphics, tables, etc.)
 - Cross-references and consistency
 - Ease of access
 - Logical numbering system

- Modernize the City's zoning and subdivision regulations

The screenshot displays the municode website interface. The left sidebar contains a navigation menu with various chapters, including 'Chapter 71 - ZONING'. The main content area shows the text of 'Sec. 71-474. Use regulations.' and 'Sec. 71-475. Use exceptions.'.

Sec. 71-474. Use regulations.

The following uses are allowed in the C-1 District:

- (1) Barbershops;
- (2) Beauty shops;
- (3) Candy and ice cream stores (except drive-ins);
- (4) Cleaners;
- (5) Custom dressmaking, furrier, millinery, tailor shops (employing less than five persons);
- (6) Drugstores and proprietor stores with not over 2,500 square feet of selling area;
- (7) Fix-it shops (radio, television, and small appliances);
- (8) Flower and gift shops;
- (9) Food stores (grocery, meat and delicatessen);
- (10) Group daycare centers;
- (11) Hardware stores;
- (12) Laundries;
- (13) Photographers;
- (14) Restaurants and tea rooms (except for drive-ins);
- (15) Service stations (light service work only);
- (16) Shoe repair and shoe shine shops;
- (17) Offices and office buildings;
- (18) Other uses not specifically listed but similar to those listed in this section.

(Code 2000, § 17.64.030(A)—(P), (R); Ord. No. 3745, §§ 1, 4, 3-13-2008)
Editor's note—

Ord. No. 3745, § 4, adopted Mar. 13, 2008, repealed the former Art. II, § 71-474, and enacted a new Art. II, § 71-474 as set out herein. The former Art. II, § 71-474 pertained to use regulations. See the Code Comparative Table for complete derivation.

Sec. 71-475. Use exceptions.

The board of zoning appeals may, by special use permit, authorize the following exceptions within the C-1 District subject to such conditions as the board deems necessary, including, but not limited to, proper setbacks, landscaping, screening, fencing, maintenance provisions, and other similar requirements:

Project Kick-off

- Staff Meeting and Project Kick-off (April 24th)

Trip No. 1 – June 2 and 3

- Tour of the City/Field Reconnaissance
- Stakeholder Interviews
- Meeting with Planning Commission

Draft Strategic Approach and Annotated Outline – June 26

Trip No. 2 – July 28 and 29

- City Commission Member Meetings
- Meeting with Planning Commission

Final Strategic Approach and Annotated Outline – August 1

Module 1 – September 5

Trip No. 3 – September 15 and 16

- Planning Commission Work Session

Module 2 & Draft Citywide Zoning Map – October 30

Trip No. 4 – November 17 and 18

- Meeting with Planning Commission

2015

Module 3 and Citywide Zoning Map – January 26

Trip No. 5 – February 16

- Planning Commission Work Session

**Public Hearing Draft of Zoning and Subdivision
Regulations and Citywide Zoning Map – March 4**

Trip No. 6 – April 20

- Joint workshop with Planning Commission and City Commission

Final Zoning and Subdivision Regulations - TBD

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Questions about the project?

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Priorities Discussion

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Thank You