

Valley Center Annexation Report
to the
Sedgwick County Board of County Commissioners
January 6, 2005

Area

Location:

The tract is located generally, between Interurban and the Little Arkansas River; Third Street in the Fairfield Addition (to be renamed Sandborn Street via Ordinance 1081) and the current City Limits (map attached).

Connectivity

The area identified abuts the City on three (3) sides.

Physical Size

The total area is estimated at 24.44 acres.

Zoning

Applicable Zoning Type

Present zoning classifications for this property is Sedgwick County "RR" Rural Residential. The City of Valley Center has a compatible zoning classification in its current zoning ordinance.

Under zoning ordinance the Valley Center "R-1" residential designation would be used for the properties of less than one (1) acre. The "RR" Rural Residential district would be applied to the properties greater than one (1) acre up to five (5) acres inclusive. The "A-1" Agricultural district would be applied to all properties over five (5) acres -- unless the petitioners of any property would request a more stringent designation.

Any present, legal use of any property under the Unified Zoning Code of Wichita-Sedgwick County would be a legal nonconforming use if such use did not meet the guidelines of the Valley Center Zoning Regulations. Also, any special or conditional use that has been issued by the Metropolitan Area Planning Commission (MAPC) would continue to be a legal use and any conditions placed on the special or conditional use would be enforceable by the City of Valley Center. Future development would require compliance with the then current zoning codes of the City of Valley Center.

Service Plan

Fire Protection

The area is currently part of the Sedgwick County Fire District. After annexation, all properties would have Valley Center as primary fire protection.

The City of Valley Center and the Sedgwick County Fire District also have a mutual aid agreement that provides additional fire protection for the properties.

Police Protection

The area is currently patrolled and serviced by the Sedgwick County Sheriff's Office with assistance from the Valley Center Police Department as requested. Additional vehicle operations costs are not expected.

Emergency Alert Siren

The attached map developed by the Sedgwick County Emergency Management Office demonstrates the current emergency siren alert areas.

Storm Water

The area is identified in the Valley Center Master Drainage Plan dated January, 2004 as Basin #3. Copy of the full report is on file with the Metropolitan Area Planning Department.

Water

There is no current water service to this area. A plan has been submitted to the Kansas Department of Health and Environment to construct a water supply line from either Chisholm Creek Utility Authority or the City of Wichita.

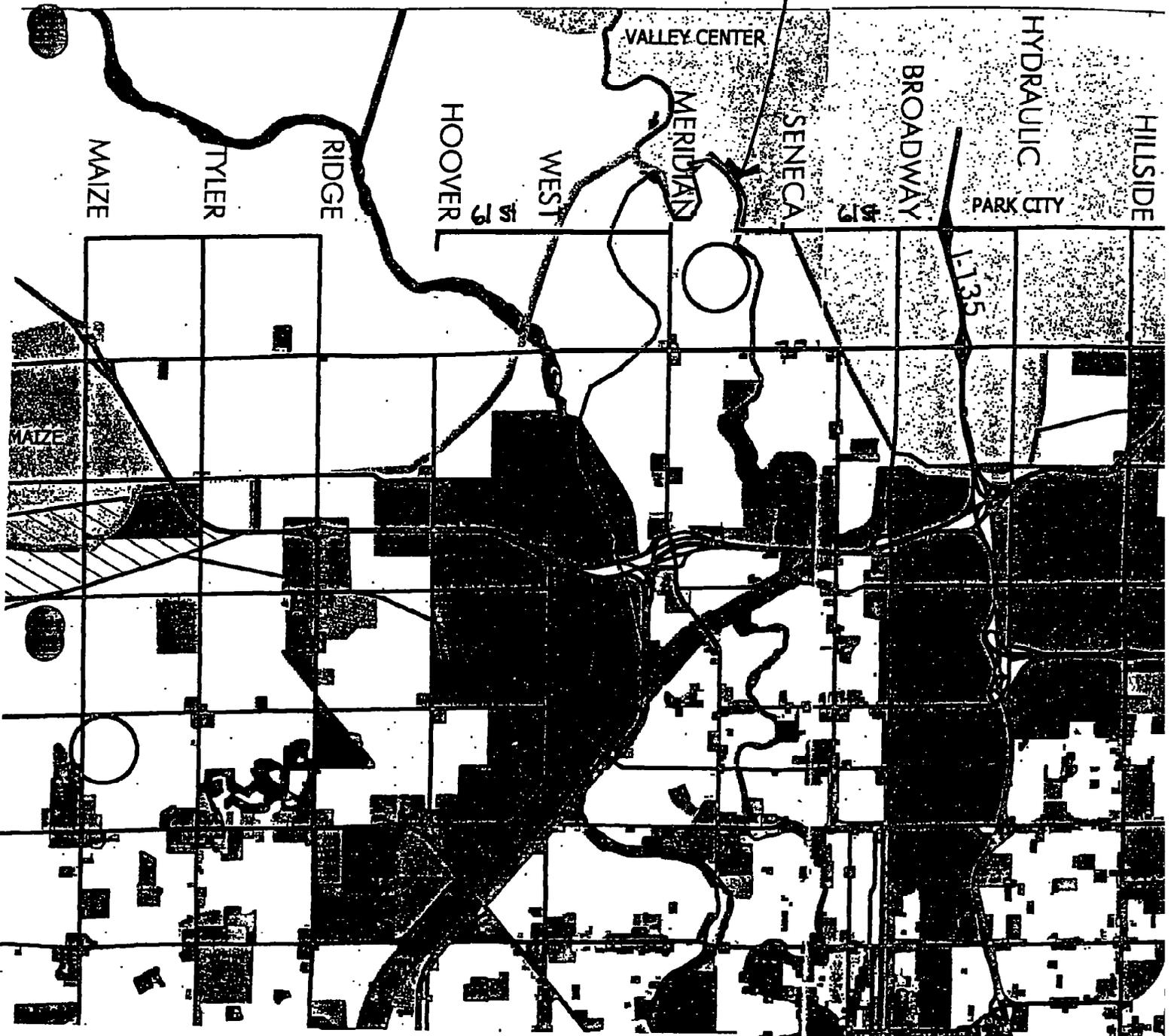
Sewer

There is no current sewer service to this area. A petition to construct a sewer main would trigger the development and construction of such service to the area to be paid by special assessment.

Roads

Roadways connecting this area are already maintained by the City of Valley Center.

Proposed Valley Center Unilateral Annexation



Wichita Land Use Guide

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|--|--|--|----------------------------|
| | Low Density Residential
(may contain pockets of higher density) | | Small Cities |
| | Medium Density Residential | | Small City Growth Areas |
| | High Density Residential | | Airport Runways |
| | Office | | 2010 Urban Service Area |
| | Commercial | | 2030 Urban Service Area |
| | Industrial/Transportation/Utility/Communication | | N.W. Bypass |
| | Parkland/Open Space/Golf Course | | Future Community Park Site |
| | Public/Institutional | | |

SEE ADOPTED DOWNTOWN PLAN

This inset map shows a detailed view of the downtown area, including street grids and various land use patterns. A white box with the text 'SEE ADOPTED DOWNTOWN PLAN' is overlaid on the map.