CHAPTER 4 IMPLEMENTATION

INTRODUCTION

The residents of Coffeyville, Kansas, through the plan committee, open meetings, surveys, and other communications, have expressed their vision for the future of their community.

This comprehensive plan reflects that vision and provides the basis for policy decisions that will achieve it. It is the responsibility of government to take the lead in implementing the recommendations of this plan. Achieving the envisioned results often requires cooperation or partnership with other governments, agencies or organizations. This chapter offers guidance on actions that should be undertaken in the near term to accomplish the vision.

It is recommended that the City assign responsibility for monitoring progress of the plan to a body of citizens—an appointed committee or the Planning Commission. As recommended by Kansas statutes the plan should be reviewed at annually to ensure the vision and goals are still adequate.

The following recommendations provide a path for the community to get started. Additional recommendations are in Appendix A of this document.

ADOPTION OF THE COMPREHENSIVE PLAN

Plan implementation begins with adoption by the Coffeyville Planning Commission in accordance with Kansas Statute. Formal notification of the public hearing required for adoption of the plan by the Planning Commission must be published in the newspaper of record for the City at least 20 days prior to the hearing. The plan requires adoption by the majority of all members of the Planning Commission. The plan shall not be in effect until its approval by ordinance of the governing body, which may approve the plan as adopted by the Planning Commission. The governing body may override the Planning Commission recommendation for adoption by a 2/3 majority vote or may return the plan to the Planning Commission for further consideration, accompanied by a statement specifying the basis for the governing body's failure to approve or disapprove the plan. The Planning Commission may submit new recommendations or resubmit the original recommendation. If the Planning Commission fails to deliver its recommendations to the governing body following the Planning Commission's next regular meeting after receipt of the governing body's report, the governing body shall consider such course of in-

action on the part of the Planning Commission as a resubmission of the original recommendations and proceed accordingly. The comprehensive plan and any amendments thereto shall become effective upon publication of the respective adopting ordinance or resolution.

REVISION OF CODES AND ORDINANCES

Zoning and Subdivision Codes

Upon approval of the comprehensive plan, the City of Coffeyville should conduct a comprehensive review of existing codes, ordinances, and zoning map for compliance with the comprehensive plan now in effect. The zoning ordinance is the primary tool for implementing the land use plan and will require the City's attention in the near future to completely update the document or at a minimum update the following items:

- **Improve the zoning process to encourage and expedite new development.**
- **Revise ordinances to allow for mixed use development and specifically provide for flexibility in the Central Business District.**
- **Revise zoning ordinances and subdivision regulations to meet modern standards and the recommendations and intent of the Comprehensive Plan.**
- **Amend the zoning regulations to provide minimum standards for mobile home parks.**
- **Revise subdivision regulations to include recommended minimum requirements as outlined in this document for street widths.**
- **Consider a sign ordinance to reduce clutter and improve aesthetics.**
- **Strengthen the Property Maintenance code to allow expedient City intervention and clean up with cost recovery from the owner.**

Building Codes

Currently, the City is operating under codes developed by the International Code Council (ICC). The specific codes for the City are the 2000 Residential Code, Mechanical Code, Building Code, Fire Code and Plumbing Code. The adopted Electrical Code is the 2002 International Electrical Code. The City should continue to monitor and approve updates to these codes to insure continued safety for the community.

CAPITAL IMPROVEMENTS PROGRAM

A Capital Improvements Plan implements the plan vision by establishing immediate and long term major physical improvements. More than any other City document, the Capital Improvements Plan carries out the vision of the City. The Capital Improvements Plan allows the City to provide adequate funding mechanisms that ensure the desired improvements are made as allowed in the budgeting process. A Capital Improvements Plan should be developed with a 5 year list of funded projects and an additional

5 year list of anticipated or to be funded projects. The document should be implemented and reviewed annually. This formal, long term plan should replace the City's current process.

ANNEXATION

In recent years, state legislators have become more supportive of conservative views toward annexation. Although there has always been support for a conservative view toward annexation, in 2009, legislation was passed, which only allowed annexation upon petition by the property owner. In other words, cities could no longer annex any land unless the property owner consented to do so. The Governor vetoed this bill. Momentum for this viewpoint still exists; therefore, it is critical that Coffeyville annex land needed for the betterment of the community in the near future.

Based on Kansas Statute found in Appendix E, cities in Kansas cannot generally annex land without the written petition or consent of the owner. Certain exceptions to this rule apply, such as if the property is owned by the City or in a trust for the City; less than 21 acres and adjoining the City; land is platted and adjoining the City; the land lies within or mainly within the city and has a common perimeter; the land to be annexed will make the city boundaries straight and is less than 21 acres; and, that 2/3rds of the boundary of the land is adjacent to the city and is less than 21 acres. With this in mind, the only other option for a city to annex land no matter the size or location is through a petition to the County Commissioners. Currently most areas recommended for annexation will require the City of Coffeyville to work with the County to garner support of future annexations outlined in this plan.

HOUSING

The extent of Coffeyville's housing shortage and existing deterioration is an urgent need as determined in the Housing Report in Appendix B. These issues must be addressed over time through a number of actions, which are detailed in the Implementation Timeframe, Appendix A and in the Housing Report in Appendix B. The long-term implementation of the housing goal of this comprehensive plan should begin with strengthening the revitalization incentive to offer greater incentives and extend the program for at least 5 years with an emphasis on marketing to owners of deficient residential properties. The City should also establish a 501c3 not-for-profit housing corporation to incorporate public and private financing and the necessary support to improve housing conditions and create choice. This organization should be complementary and supplementary to the newly formed Housing Authority. Movement on these items in a swift manner will position the City to take further steps to provide healthy neighborhoods and housing choices.

URBAN RENEWAL

The Urban Renewal Agency was established on February 12, 1971 and was to remain effective for 30 years with the option to renew for 10 year periods. The City has the option to eliminate the Urban Renewal Agency in 2011, by majority vote of the current property owners based on the respective square footages and by approval of the City Commission. The City should take advantage of this opportunity allowing for fewer restrictions and therefore easier development and redevelopment opportunities.

ADDITIONAL STUDIES

In order to accomplish some of the recommendations, additional study is imperative. As the main gateways into the City, corridor studies for 11th Street and for Walnut Street should be funded to evaluate and determine specific recommendations for traffic and access management, redevelopment, urban design and beautification. Likewise, a detailed land use plan and land development plan should be developed for the flooded properties on the east side of Coffeyville once the current property issues are resolved and Coffeyville Refinery is able to work with the City. If timing is appropriate, these studies could occur concurrently.

For improvements to downtown, design standards should be developed for the downtown streetscape and specifically for Maple Street as it becomes the gateway into the downtown district. Also, a feasibility study should be conducted to determine the probability of creating downtown and neighborhood historic districts.

A revised park master plan for Walter Johnson Park and the adjacent newly acquired park land should be funded. As a highly programmed park, a well developed plan will ensure continued use and long term viability of the proposed uses and amenities.

A study should be conducted in the proposed annexation area northwest of Coffeyville to determine the feasibility of developing a lake on Sycamore Creek allowing for attractive home sites in a lake front development.

The City should work with FEMA to resolve the area of discrepancy as outlined in the Floodplain Map on page 2.8, remove an area of land out of the 100 year floodplain that is protected by the levy. This amendment should be resolved via a Letter of Map Amendment (LOMA).