



EXECUTIVE SUMMARY

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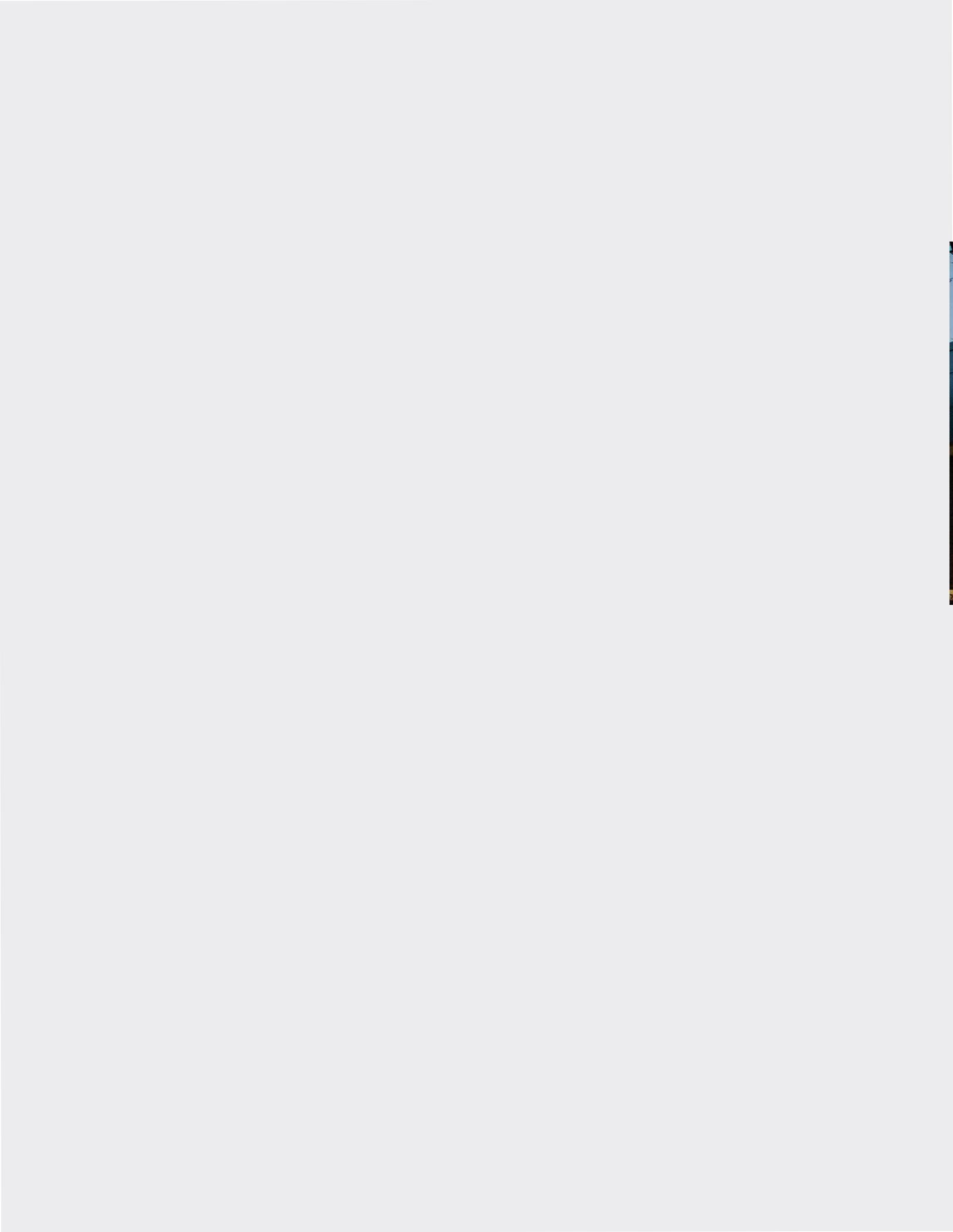
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Director's Foreword

When the City of Hutchinson embarked upon preparation of the 2017-2037 Comprehensive Plan (Plan), we wanted it to have more impact than simply a checkbox on a “to do” list. Our desire was to develop a plan that would represent residents’ visions and hopes for the community of tomorrow—the community our children and grandchildren will inherit. We wanted the Plan to encourage and congratulate the community in the areas where we excel. We also wanted to challenge ourselves to work diligently in areas where we are falling short. Finally, we desired to take a practical approach and develop a logical road map for moving toward the future. It is my sincere hope that this Plan accomplishes all of these goals.

Preparation of the Plan would not have been possible without the help of many people who dedicated their time, talent and careful consideration. First, thank you to the Planning and Development Staff: Amy Allison, Aaron Barlow, Casey Jones and Charlene Mosier. Countless hours went into the development of each Plan section. Many weekend and evening hours were spent developing goals and strategies, entering survey results, researching baseline data, taking photographs and attending public meetings. You are talented, dedicated public servants. It has been a pleasure working alongside you. I am so proud of the job you have done.

Designing Our Future: Imagine Hutch 2037

Thank you, too, to the Steering Committee: Terry Bisbee, John Deardoff, Thomas Hornbeck, Jade Piros de Carvalho and Nancy Soldner. Thank you for carefully reviewing the drafts and looking past those toward the final document. Your direction and insight were invaluable. I appreciate each of you and your thoughtful comments and consideration, as well as all the hours you spent reviewing the Plan sections.

Third, thank you to the Planning Commissioners:

Terry Bisbee
Thomas Hornbeck
Darryl Peterson

Todd Carr
Harley Macklin
Ken Peirce

Janet Hamilton
Robert Obermite
Mark Woelagel

Your many late hours poring over the Plan and learning about all aspects of City government are appreciated. Your vision for the future is encouraging and you always had a kind word for staff. I so appreciate each of you.

Fourth, thank you to our public engagement consultants: Ron Fisher, Fisher Coaching, and Erin Ollig and Lauren Garrott from Shockey Consulting. Your assistance with public and stakeholder meetings was essential. Your expertise allowed us to look past the surface of topics into the depth of issues.

I also want to thank the City's department directors for your support and for your careful review of the strategic plan items. I truly believe that we have developed a plan that can be implemented. Implementation is not possible without your assistance and willingness to commit to the Plan and working toward its established goals.

Last, and most importantly, thank you to the citizens of Hutchinson who turned out in epic numbers. From the Kick-Off meeting, which had more than 150 attendees, to the Open House, with 60 attendees, you supported the Plan wholeheartedly. Your careful completion of the Community Survey (1,344 respondents) is an indicator of the heart of the Hutchinson community. Hutchinson is a community that cares. Your consideration and giving of your own time is noteworthy. What a pleasure to work for a community that has a hope for the future and is willing to be a part of the strategies for building a better community! I am honored and humbled to serve you.

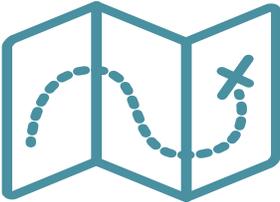
Sincerely,



Jana McCarron, AICP
Director of Planning & Development



a.2. Executive Summary



a.2.a. Vision

Hutchinson is a community that cares. Though there are many issues identified in this Plan, the residents of this City have a hope for the future that is unparalleled. This hope came through in the public and stakeholder meetings, as well as in the community survey comments. The overwhelming majority of people share a genuine concern for their community. Residents desire to see a brighter future and they are willing to work together with partners to achieve their vision of Hutchinson in 2037 as:

Hutchinson is an appealing and unique community with a robust economy; attractive housing; safe and beautiful neighborhoods; and active, healthy, educated residents working toward the common goal of Hutchinson as “The Jewel of the Plains.”

a.2.b. Plan Purpose

The purpose of this Plan is to provide a road map for the future of the City of Hutchinson. The Plan guides development of the City, with no direct regulatory authority. The visions, goals and strategies contained within the Plan represent the desires of the community within 16 basic topical areas.

a.2.c. Plan Conformance

Private and public development and infrastructure proposals that require approval by the Governing Body or one of its appointed boards, committees or commissions shall generally conform with the visions, goals, strategies and Comprehensive Plan Land Use Map identified in this document, and a finding of conformance with the Plan is required. If a proposal is found not to conform with the Plan, a Plan amendment (to the text or the map, or both) shall be required prior to final approval of the project by the City.

a.2.c.1. Development Projects

When assessing whether a development proposal (whether public or private) is in conformance with the Plan, the factors contained in a.2.c.4. shall be reviewed and generally met. An analysis of the factors will be included in the staff report and made a part of the motion for approval/denial. All three factors must be met in order to make a finding of conformance with the Plan.

a.2.c.2. Zoning Amendments

In 2011, the City adopted new zoning regulations that contain the intensity standards for land development. The Comprehensive Plan Land Use Map included as part of this Plan was developed to generally conform with the City’s established land use patterns (current boundaries) and anticipated land use patterns (Area of Influence). However, there are areas of change where the zoning and land use designations are not compatible and/or where future growth is planned. The following zoning districts and land use designations are considered compatible, and amendments will not be required to the Comprehensive Plan Land Use Map designation and compatible zoning districts when rezone requests are made.

| Comprehensive Plan Land Use Map Designation | Compatible Zoning Districts |
|--|--|
| Central Business | C-5, R-5, P/I, AE |
| Commercial | EN, R-5, C-1, C-2, C-3, C-4, CR, AE, P/I |
| High Density Residential | EN, MP, R-6*, R-4, R-5, C-1 |
| Industrial | C-3, I-1, I-2, I-3 |
| Low Density Residential | TA, R-1, R-2, R-3, P/I |
| Public/Institutional | P/I, A-I* |

*New district proposed as a Plan strategy.

Amendments to the Map are required in cases where a zoning amendment request will result in a zoning district that is not compatible with the Comprehensive land use map designation, as identified above. When assessing whether a zoning amendment request is in conformance with the Plan, the factors contained in a.2.c.4. shall be reviewed and met. An analysis of the factors shall be included in the staff report and made a part of the motion for approval/denial.

All three factors must be met in order to make a finding of conformance with the Plan. If the required findings cannot be made, the land use map designation amendment and zoning amendment application shall be denied.

a.2.c.3. Capital Improvement Program

Annually, the City of Hutchinson adopts a Capital Improvement Program (CIP) comprised of the public improvement projects proposed for the next fiscal year as well as those projects anticipated for development in the following four fiscal years. Prior to approval by the City Council, the CIP shall be reviewed by the Planning Commission for conformance with this Plan. Conformance shall be based on the factors included in a.2.c.4.

a.2.c.4. Factors Required for Finding of Conformance with this Plan

1. The development proposal conforms with the spirit and intent of the 2017-2037 Comprehensive Plan.
2. The development proposal will promote the health, safety, morals, order, convenience, prosperity and general welfare of the community.
3. The development proposal represents a wise and efficient expenditure of public funds.

a.2.d. Statutory Authority & Plan Adoption

The Hutchinson Planning Commission is authorized by Kansas Statutes Annotated 12-747 to prepare a comprehensive plan. The Plan is required to be adopted via public hearing by the Planning Commission and via ordinance by the City Council. Should the City Council choose to override the recommendations of the Planning Commission regarding adoption of this Plan and any amendments thereto, a 2/3 majority vote (4 of 5 City Council members) is required. City Council may also return the Plan to the Planning Commission for further work, as provided in KSA 12-747.

a.2.e. Annual Review

This Plan is intended to serve the planning horizon from 2017-2037. However, KSA12-747(d) requires annual review of the Plan by the Planning Commission. Amendments to the Plan are to be made using the same process as original adoption. Amendments may be made to the Plan text, the Comprehensive Plan Land Use Map or both.

a.2.f. Plan Amendments

It is the intent of the City to adhere to the vision, goals and strategies listed in this Plan. **However, most Plan components should be considered as guidelines with no direct regulatory authority.** Strategies described herein may be deferred without requiring the Plan to be formally amended. Amendments to the Comprehensive Plan Land Use Map, other than those that are found to be a result of administrative error, shall be made only via public hearing by the Planning Commission and adoption by ordinance of the City Council.

a.2.g. Plan Organization

This Plan is organized into three primary themes: Framework, Livability and Amenities, with chapters arranged as depicted below.

Framework

- 1.1 Regional Setting & Historic Preservation
- 1.2 Downtown
- 1.3 Demographics
- 1.4 Environment
- 1.5 Economy
- 1.6 Infrastructure
- 1.7 Land Use

Livability

- 2.1 Housing & Neighborhoods
- 2.2 Public Safety
- 2.3 Sense of Place
- 2.4 Community Health
- 2.5 Education & Youth

Amenities

- 3.1 Parks & Recreation
- 3.2 Trails, Bikeways & Pedestrian Facilities
- 3.3 Community Assets
- 3.4 Trees & Open Space

a.2.h. Plan Financing

The City of Hutchinson obtains revenues from three primary funding streams: property tax, sales tax and utility fees. **Financing for the Plan is intended to be derived from existing funding streams unless noted otherwise.** Some strategies may be required to be deferred if sufficient funding cannot be identified. Deferral of strategies does not require amendment to this Plan.

a.2.i. Implementation Tools

Primary implementation tools for this Plan include:

- 1) Hutchinson Zoning Regulations (Chapter 27 of the City Code);
- 2) Hutchinson Historic Preservation Regulations (Chapter 4 of the City Code);
- 3) Hutchinson Subdivision Regulations (Chapter 9 of the City Code);
- 4) Bicycle and Pedestrian Master Plan (approved 10/7/2014);
- 5) Capital Improvement Program (adopted annually); and
- 6) Strategic Plan (Appendix C of this document).
- 7) Stormwater Management Plan (2015 - 2020)

a.2.j. Works Cited

A bibliography of the works cited in this Plan is included in Appendix A.

a.2.k. Public Engagement

A discussion of the public engagement component of Plan preparation is included as Appendix B.

a.2.l. Strategic Plan

Each chapter contains the recommended 2017-2022 strategies for Plan implementation. These strategies are recommendations only and should not be considered to commit current or future City Councils to funding. A full listing of all 2017-2022 strategies, including anticipated timing, funding and responsible parties is included at Appendix C. Annual review of the Strategic Plan is important to monitor Plan progress. A new Strategic Plan will need to be developed every five years to continue to move the Plan toward implementation.

a.2.m. Performance Measures

Each Plan goal is accompanied by one or more performance measures. Intended to be reviewed annually, the performance measures provide an indicator of the success of Plan implementation. Of course, Plan implementation is directly linked to funding and commitment on the part of staff, elected officials and the public to the Plan strategies. A full list of performance measures and 5-year targets is included at Appendix D.