

EXECUTIVE SUMMARY

PLANNING FOR DERBY

Historically, the City of Derby plans for the future. Planning and policy development helped create the Derby the people know today. The next chapter of Derby’s history should preserve the best of its physical history and generate progress that future generations will look back upon proudly. Vision Derby 2040 provides the next step for the Derby of the future.

The citizens of Derby feel great pride in their community and their fellow Derbyites. Residents are vigilant in City decisions and advocating for continual improvement. Thus, Derby acts on its plans. Whether it’s the partnership that resulted in the creation of Warren Riverview Park (a general idea originally proposed in a comprehensive plan) or new facilities like the library, Derby is always looking for the “next big thing.”

In preparation for Vision Derby 2040, two issues at the top of mind were mixed-use development and active transportation. This plan gives special attention to those two issues, particularly in Chapter 3, Chapter 4, and Chapter 6. Additionally, the recent West End Development Plan, K-15 Area Plan, and Walkable Development Plan are a part of implementing Vision 2040. These plans work in a complementary fashion to provide detailed guidance to achieve the community vision. The ideas in Vision 2040, summarized in the following section, provides strategies to maintain Derby’s high quality of life, and introduce a few big ideas to move Derby forward.



VISION DERBY 2040

PURPOSE OF THE COMPREHENSIVE PLAN

The comprehensive plan is the foundational document that guides City decisions. The plan considers the City’s challenges and opportunities for the next 20 years, through the year 2040. The plan serves three primary uses for the City:

Vision. The plan articulates community values and priorities, based on a public input process from May 2019 through June 2020.

Guidance. The plan is the guide for City staff, the Planning Commission, City Council, and other City boards and commissions, as they set policy, make public investments, and deliberate on land use and development decisions.

Basis for Regulations. The plan provides the legal basis for land use regulations, such as zoning, per Kansas State Statutes.

WHAT VISION DERBY 2040 MEANS TO YOU:

City Official: <i>Your guide for evaluating and developing projects, policy, ordinances, and programs.</i>	Property Owner: <i>Your guide for Derby’s priorities and what you can expect around your property.</i>	Developer: <i>Your guide to future growth priorities, market realities, projects, and inspiration.</i>	Visitor: <i>Your guide to all that Derby has to offer and destinations for the future.</i>
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MAIN IDEAS AT A GLANCE

The chapters of Vision 2040 are not isolated. Like the function of the City, each chapter relates and relies on the goals and actions from other chapters. For example, quality neighborhoods are not possible without parks, sound transportation systems, and good urban design. Therefore, the reader and decision-makers must understand the full context of each action item, how it relates to the Future Land Use Map, and how it relates the context of each development proposal. The following chapters each play a role for Derby through 2040.

Chapter 1: Vision 2040 Guiding Principles

Community Vision. To grow as a community that retains high values, strong leadership, and residents that see Derby as a life-long community.

Regional Vision. Derby will actively embrace growth in the Wichita metropolitan area, while seeking to be a unique community in the region, that offers local and regional amenities for Derby and non-Derby residents to enjoy.

Guiding Principles. Common themes through the public input process emerged to frame the Guiding Principles.

- Support Mobility for All: People of Derby want a transportation system that supports all age groups, abilities, and mode choice. Community focus includes walking and biking advancements for both real and perceived barriers.
- Proactively Manage Growth: Derby welcomes and encourages growth. Development and redevelopment should not happen sporadically or at the expense of direct transportation connections, public space, environmental adaptation, or excessive public costs relative to the public benefits.

- Encourage Variety: Derby should be a place where everyone feels valued and part of the community, including diverse housing types, public safety, recreation, physical and mental health, and under-served communities.
- Balance Markets & Resources: Derby should efficiently and equitably use resources to respond to market needs in a manner that respects the character and values of Vision 2040.
- Strengthen the City’s Character: Derby should be a community with distinct character in its transportation corridors, neighborhoods, parks, and commercial business areas. The image of Derby applies to all elements of Vision 2040.
- Anticipate Change: Derby should welcome changes that advance the intent of Vision 2040, particularly as they relate to new ideas, policies, and projects. Cities grow in increments, and so too should the elements of Vision 2040.



Chapter 2: Vision 2040 Direction

The actions and land use directions through 2040 hinge largely on the expected population in the future. Since 1960 the population has more than tripled with an average annual growth rate of 2.21 percent. To plan for the future land needs of Derby, Vision Derby 2040 recommends planning around a 1.85 percent annual growth rate. This slightly optimistic growth rate can be reasonably achieved with proactive policies and investments to support and encourage action from the private market, understanding there will be periods of economic prosperity and downturns through 2040.

Chapter 3: Land Use & Urban Design

The land use vision shown in Figure E.1 stems from a detailed study of the community, including its growth patterns, pressures, and personalities. The planning process unveiled that people want to live in a community they will leave better for their children and grandchildren. The following principles are the criteria, along with chapter actions and design features, that frame the future.

- 1. Use urban services efficiently.
- 2. Promote diverse housing options.
- 3. Promote neighborhood reinvestment.
- 4. Plan for community amenities.
- 5. Respect and protect the environment.
- 6. Connect Derby with mobility choice.
- 7. Encourage balance and mixing of uses.
- 8. Use public investments to promote private development.
- 9. Lead transparently and collaboratively.

Additionally, several special districts for retrofit and enhancement promote Derby's "town centers." These include:

- 1. The Buckner Business District.
- 2. Park2Park Cultural Corridor: Includes a Warren Riverview Park Neighborhood, the Market Street Connection, Market to Madison Urban Corridors, the Madison District, and Historic and Neighborhoods Connections.
- 3. K-15 Area Plan and Business District.



Vision 2040 Public Open House - May 2019

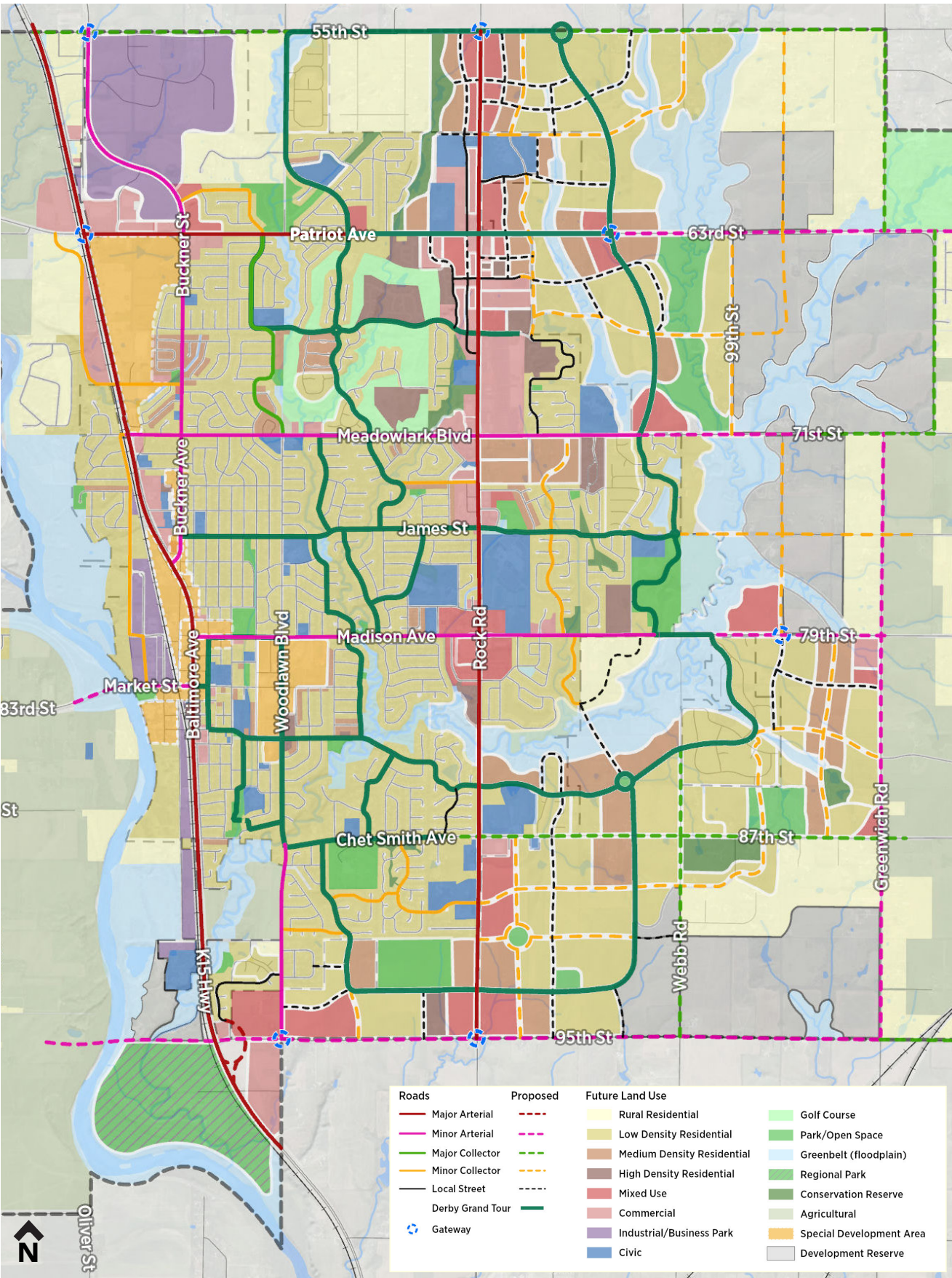


National Night Out - August 2019



Vision 2040 Design Studio - September 2019

FIGURE E.1: Derby Core Future Land Use Map



Chapter 4: Transportation & Mobility

Vision Derby 2040 must be built around a transportation framework that accommodates private motor vehicles (cars and heavy transport vehicles), bicycles, pedestrians, and public transit. Chapter 4 presents a plan for a future system that supports growth and meets the needs for a wide variety of users. Goals:

- 1. Moving around Derby should be relatively easy for all abilities, in all modes, and to/from all locations.
- 2. Mobility networks should reliably connect community amenities and destination centers.
- 3. Mobility corridors should act as areas to elevate aesthetics and public spaces (also detailed in Community Image element).
- 4. Mobility networks should offer regional connections and services to increase metro travel efficiency, inter-city accessibility, and recreation opportunities.

Chapter 5: Health & Play

Vision Derby 2040 focuses on the role of parks and hike/bike paths as a basis for neighborhood connections and contribution to healthy lifestyles. Based on the forecasted 2040 population and existing levels of service, Derby's park system will need to add 128 acres of parkland. Goals:

- 1. Provide park and recreation services accessible to Derby's growth.
- 2. Recognize the Arkansas River as part of Derby.
- 3. Visually and functionally connect major park and gathering spaces for all users.
- 4. Continue Derby's leadership in metro/regional park amenities.
- 5. Use greenways as trail corridors that connect neighborhoods and parks for all.
- 6. Offer variety in recreation options.
- 7. Increase the physical and mental health of Derby residents.



Chapter 6: Housing & Neighborhoods

The expense, nature, and disposition of the community housing stock are defining characteristics of a community. Chapter 6 considers whether the existing housing stock meets the community needs. Derby is mostly an affordable place to buy or rent a home, given homes are available that fit household demands. Goals:

- 1. Grow by creating neighborhoods.
- 2. Offer a range of housing types to accommodate workers and residents at all stages of life. (Most of the need is at the lowest and highest price points.)
- 3. Seek new and infill development simultaneously to create continuity, efficiently grow, and create quality neighborhoods.
- 4. Support a range of density across the city through smaller lot sizes, compact mixed-use neighborhoods, and redevelopment of obsolete non-residential sites.
- 5. Preserve natural features and connections.

Chapter 7: Community & Environmental Image

The theme of Vision Derby 2040 reflects the community and emphasizes the need to preserve the health of its special environmental resources. Derby already invests in a vibrant community, as people spoke about the positive character and quality in the Vision Derby 2040 process. Goals to maintain and enhance the image of the community to residents and visitors include:

- 1. Focus on what makes Derby special relative to other area communities.
- 2. Entering Derby should be welcoming in areas like the K-15 corridor and West End.
- 3. Be open to new ideas, policies, and projects that advance Derby, recognizing what is best may take considerable time, resources, and partnerships.
- 4. Take innovative approaches to sustainability and being green. Be proactive rather than reactive.
- 5. Retain and expand Derby's reputation of abundant "green" through the river, corridors, greenways, parks, and infrastructure.
- 6. Take action on long-standing vacant properties.

Chapter 8: Community Facilities

The services provided by the City set the foundation that supports everyday life in Derby. Derby offers its community services at new, newly renovated, or well-maintained facilities. The provision of health, safety, and welfare are chief responsibilities for the City. Goals for future facility provision includes:

- 1. New community facilities should not overly strain the city budget.
- 2. Water, sewer, & stormwater improvements should be for projects that achieve the intent of Vision Derby 2040.
- 3. Land use and transportation development should coordinate with and complement emergency service plans.
- 4. With no traditional downtown, Derby should support new facilities or areas that offer places for people to gather, connect, and socialize.
- 5. Derby should have facilities to benefit all ages, with special consideration for those with special physical and mental needs.

Chapter 9: Moving Forward 2040

Table 9.1 in Chapter 9 summarizes the action items for Vision Derby 2040. The plan will be implemented over time through linkage to the City's Capital Improvement Program and the creation of an annual action plan for implementation. Implementation will be led by City Staff, the City Council, and the Planning Commission. However, the implementation will also depend on the efforts of many other groups and individuals, including city advisory boards, private property owners, developers, the business community, and the general public. It will take many partners and resources to achieve actions incrementally over time until a new vision is needed.

We invite you to explore the plan to see the Vision and inspire you to get involved!

