



City of Bonner Springs

KANSAS

Tuesday, August 15, 2023

200 East Third Street, Bonner Springs, KS 66012
Bonner Springs City Hall
Council Chambers

PLANNING COMMISSION MEETING - 7:00 p.m.

The meeting is open to the public.

PLANNING COMMISSION MEETING - 7:00 PM

CALL TO ORDER - ROLL CALL

CONSENT AGENDA

1. Approval of the minutes from the July 18, 2023 meeting

- | | |
|----------------|--|
| Action | Approve, Amend or Deny the minutes as presented. |
| Recommendation | Staff recommends approval of the minutes as presented. |
| Documents: | |
| 1. | PC Minutes 7.18.23 draft |

UNFINISHED BUSINESS

NEW BUSINESS

1. Review of the Uniform Development Ordinance – Dawn Warrick with Freese and Nichols will give a final update on the progress of the Uniform Development Ordinance. The adoption of the UDO should be coming within the next couple of months.

- | | |
|----------------|---|
| Action | None at this time |
| Recommendation | NA |
| Documents: | |
| 1. | 2023.08.15_BPR Planning Commission Presentation FINAL |
| 2. | 08.11.23_BPR_ExecSum_Memo |

2. PUBLIC HEARING – BSZO-01-23 – VISION 2025 AND BEYOND – Comprehensive Plan Update adoption.

- | | |
|----------------|---|
| Action | Approve, Amend or Deny the updated Comprehensive Plan. |
| Recommendation | Staff recommends the Planning Commission approve the Comprehensive Plan as updated. |
| Documents: | |
| 1. | BSZO-01-23 Comp Plan Cover Page |
| 2. | 1. Chapters 1 - 2 Final Version |
| 3. | 2. Chapters 3 - 4 Final Version |
| 4. | 3. Chapter 5 Final Version |
| 5. | 4. Appendix A |
| 6. | 5. Appendix B |
| 7. | 6. Appendix C |
| 8. | COMPREHENSIVE PLAN COMPARISON |

OPEN AGENDA

COMMUNITY DEVELOPMENT DIRECTOR'S REPORT

ADJOURNMENT

Memorandum

Date: August 15, 2023
To: Mayor and City Council
From: Mark Lee

Subject: Approval of the minutes from the July 18, 2023 meeting

Recommendation: Staff recommends approval of the minutes as presented.

Action: Approve, Amend or Deny the minutes as presented.

Background: Minutes are attached

Discussion: NA

Financial Impact: NA

MINUTES – 7.18.23 – DRAFT
BONNER SPRINGS PLANNING COMMISSION MEETING
Tuesday, July 18, 2023 – Regular Meeting – 7:00 p.m.

=====

1. Meeting **CALLED TO ORDER** by Chair Gebauer at 7:00 p.m.

ROLL CALL

Planning Commissioners Present: Greg Gebauer; Lloyd Mesmer; Vince Bombardier; Nick Perica; Larry Clark; Paul Zeps

Absent – Jason Cruse; Sherri Neff

Quorum Established

Staff Present: Mark Lee, Community Development Director

2. **CONSENT AGENDA**

Item #2 – Approval of Minutes of June 20, 2023 Planning Commission meeting

Chair Gebauer introduced the Consent Agenda Item #2. Commissioners were awarded time to comment or ask questions.

Motion to **APPROVE** the Consent Agenda was made by Commissioner Clark and seconded by Commissioner Mesmer.

Chair Gebauer called for a vote.

AYE – Gebauer, Mesmer, Zeps, Bombardier, Clark, Perica

NAY – None

MOTION PASSED 6 – 0

UNFINISHED BUSINESS

None

NEW BUSINESS

4. Final review of the Comprehensive Plan update.

Chair Gebauer introduced Item #4 and asked for staff's report.

Staff discussed the changes that had been brought forward previously and discussed amongst the Commissioners. Staff wanted to bring the final version forward prior to official adoption to ensure the Commission that all suggested changes had been made.

Staff went over the changes one by one that were suggested by the Commissioners at earlier worksessions.

Staff discussed that the main objective moving forward after adoption would be to create a useable and viable Future Land Use Map that would be intended to direct developers and development to specific areas that can better be served by utilities.

Staff did state that the Future Land Use Map had been returned to the previous version as opposed to the map the staff had created.

Chair Gebauer asked for clarification on the charts provided from the U.S. Census Bureau. Staff was able to clarify.

Vice-Chair Clark asked about page numbering and how it appeared to be off. Staff looked into the question and determined they must have been placed there by the software used to create the packets and that they did not show up incorrectly on the paper copy.

Staff asked for a MOTION from the Commissioners to move the Comprehensive Plan forward for official action.

Motion to bring the item forward for official action was made by Commissioner Perica and seconded by Commissioner Zeps.

Chair Gebauer called for a vote.

Staff stated the item was already published due to time requirements and that the revised Comprehensive Plan would come before the Commission on August 15, 2023.

AYE – Gebauer, Mesmer, Zeps, Clark, Bombardier, Perica

NAY – None

MOTION PASSED 6 – 0

5. Agenda Item # 5 – Open Agenda

None at this time

6. Agenda Item # 6 – Community Development Directors Report

None

Chair Gebauer adjourned the meeting at 7:36pm.

Memorandum

Date: August 15, 2023
To: Mayor and City Council
From: Mark Lee

Subject: Review of the Uniform Development Ordinance – Dawn Warrick with Freese and Nichols will give a final update on the progress of the Uniform Development Ordinance. The adoption of the UDO should be coming within the next couple of months.

Recommendation: NA

Action: None at this time

Background: The City of Bonner Springs contracted with Freese and Nichols to create a Unified Development Ordinance by combining and updating our Zoning Ordinances and Subdivision Regulations into one seamless document.

Discussion: NA

Financial Impact: NA

City of Bonner Springs

Unified Development Ordinance
Planning Commission Project Update

Planning Commission

August 15, 2023



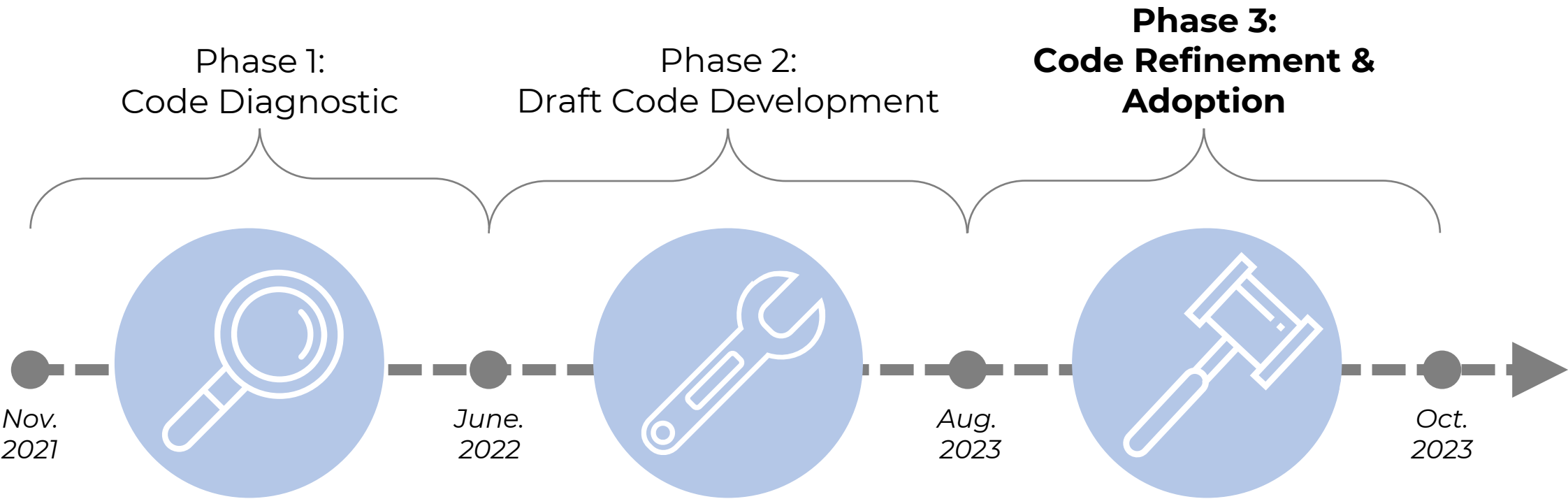
City of Bonner Springs
KANSAS



Agenda

1. Project Process Overview
2. Unified Development Ordinance Overview
3. Next Steps
4. Discussion and Questions

Project Process Overview



Project Process Overview



Unified Development Ordinance Overview

Development Code Content

- Table of Contents:
 1. Chapter 1: General Provisions
 2. Chapter 2: Zoning Regulations
 3. Chapter 3: Subdivision Regulations
 4. Chapter 4: Development Standards
 5. Chapter 5: Definitions



Unified Development Ordinance Revisions

Chapter 1: General Provisions

- Procedural process guidelines have been further specified and procedural expectations for all parties and the greater public have been clarified.
 - The Approval Authority Matrix provides an overview of authority and responsibilities outlined in the code.

Section 1.02. Approval Authority Matrix

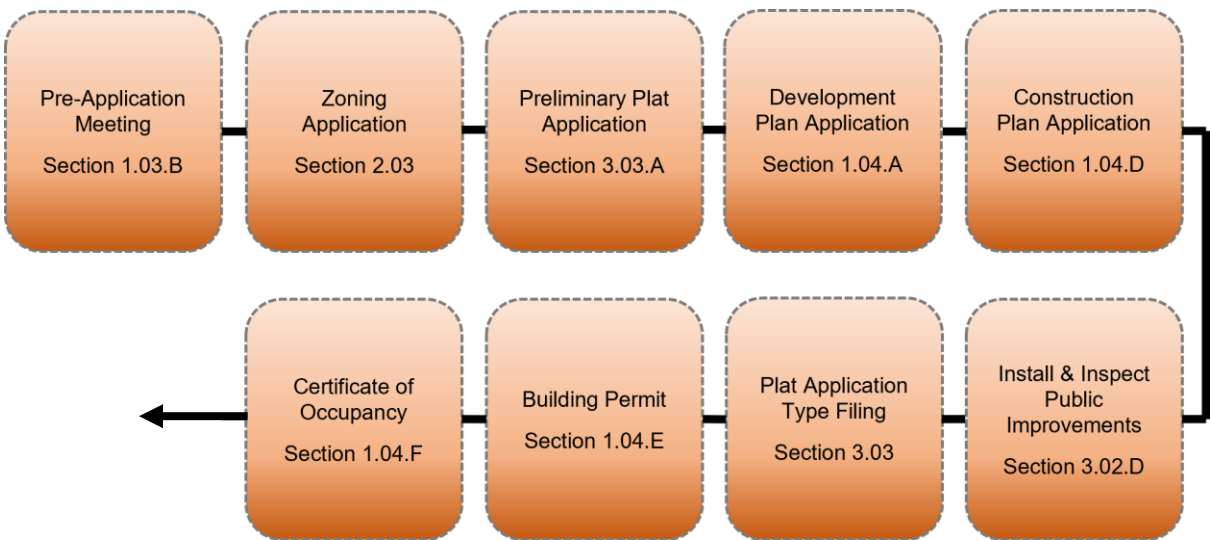
○ = Recommending Authority		● = Final Decision Authority		▲ = Appellate Authority		
Section	Application/Item	City Planner	City Engineer	Planning Commission	City Council	BZA
Development Standards						
Section 1.04.A	Development Plan	●			▲	
Section 1.04.D	Construction Plans		●	▲		
Section 3.02.D	Acceptance of Public Improvements			○	●	
Section 4.01.C	Request for Alternative Compliance	○		●	▲	
Section 4.06.C	Sign Permit	●		▲		
Section 3.04.F	Traffic Impact Analysis		●		▲	
Section 4.07.E	Parkland Dedication	○		●	▲	
Section 4.04.C	Tree Removal Permit	●		▲		
Zoning						
Section 2.03.A	Text or Zoning Map Amendment			○	●	▲
Section 2.03.B	Special Use Permit (SUP)			○	●	▲
Section 2.03.C	Planned Development District (PD)			○	●	▲
Section 2.03.D	Zoning Relief	○				●
Section 2.03.E	Determination of a Nonconforming Status	●				▲
Subdivision						
Section 3.03.A	Preliminary Plat			○	●	
Section 3.03.B	Final Plat			○	●	
Section 3.03.C	Replat			○	●	
Section 3.03.D	Minor Plat	●		▲		
Section 3.03.E	Vacating Plat			○	●	
Section 3.03.F	Amending Plat	●		▲		
Section 3.03.G	Subdivision Improvement Waiver		○	●	▲	

Unified Development Ordinance Revisions

Chapter 1: General Provisions

- The Development Process Overview provides a general overview of the land development process with appropriate sections referenced.

Section 1.03. Development Process Overview



Unified Development Ordinance Revisions

Chapter 1: General Provisions

- The Public Hearing Review Bodies & Notice Type Tables provide further delineation of requirements during different stages of development.

Section 1.05. Public Hearing Notice Type

● = Public Hearing Notice Type Required			
Application/Item	Newspaper Notice	Mailed Notice	On-Site Notice
Subdivision			
Final Plat		●	
Replat		●	
Preliminary Plat		●	
Vacation of public easements and rights-of-way	●		
Zoning			
Text Amendment	●	●	
Zoning Map Amendment	●	●	●
Special Use Permit (SUP)	●	●	●
Planned Development District (PD)	●	●	●
Zoning Variance	●	●	
Special Exception	●	●	
Appeal of an Administrative Decision	●	●	

Section 1.05. Public Hearing Review Bodies

Application/Item	○ = Public Hearing, Recommendation	● = Public Hearing, Final Action	△ = No Public Hearing, Final Action
	Planning Commission	City Council	BZA
Subdivision			
Final Plat	○	△	
Replat	○	△	
Preliminary Plat	○	△	
Vacation of public easements and rights-of-way	○	△	
Zoning			
Text Amendment	○	●	
Zoning Map Amendment	○	●	
Special Use Permit (SUP)	○	●	
Planned Development District (PD)	○	●	
Zoning Variance			●
Special Exception			●
Appeal of an Administrative Decision			●

Unified Development Ordinance Revisions

Chapter 1: General Provisions

- The code has been restructured to optimize navigability and remove unnecessary duplication.
 - The addition of numerous cross-references and interactive hyperlinks minimizes time searching for information.

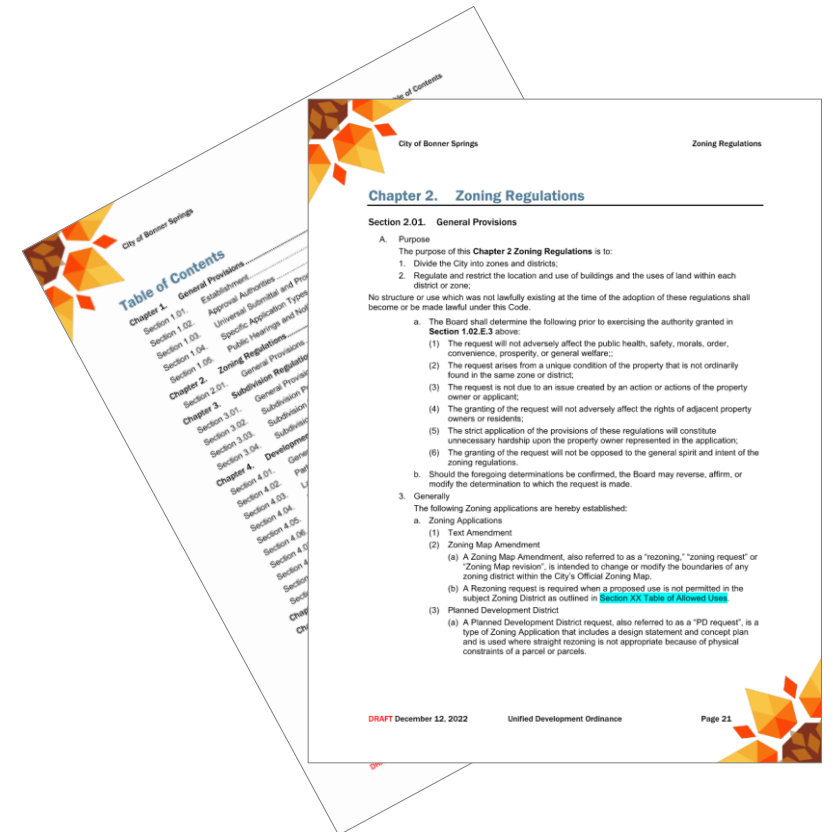
2. Development Plan Required

- a. A Development Plan shall be required prior to the following:
 - (1) Issuance of a building permit for all new development;
 - (2) Instances where compliance with **Chapter 4 Development Standards** is required per **Section 4.01.B** below; or
 - (3) The expansion of an existing structure beyond fifty percent (50%) of the floor area unless exempt by **Section 1.04.A.2.b** below.
 - b. Single-family or two-family residential developments that do not dedicate right-of-way or extend municipal utilities may not require a Development Plan.
 - c. The City Planner may determine that a development proposal that meets all requirements of these regulations does not pose any issue that necessitates the submission of a Development Plan. Upon such a determination, the Planner may waive or reduce the requirement for a Development Plan as outlined by **Section 1.04.A** as deemed appropriate.
- ### 3. General Content
- The Development Plan shall be clearly defined, drawn to an appropriate scale, and prepared by a knowledgeable professional as determined by the City Planner to permit accurate review for compliance with City codes and ordinances. The following items, at a minimum, shall be provided prior to approval of a Development Plan:
- a. All specifications made within the applicable application forms discussed in **Section 1.03.C.2.a(1)** above;
 - b. Payment of all application fees as specified in **Section 1.03.C.2.b** above; and

Unified Development Ordinance Overview

Chapter 2: Zoning Regulations

- Content:
 - Section 2.01: General Provisions
 - Section 2.02: Zoning Regulation Procedures
 - Section 2.03: Zoning Regulation Submittal Types
 - Section 2.04: Zoning Districts and Map
 - Section 2.05: Table of Allowed Uses
 - Section 2.06: Conditional Development Standards
 - Section 2.07: Nonconformities

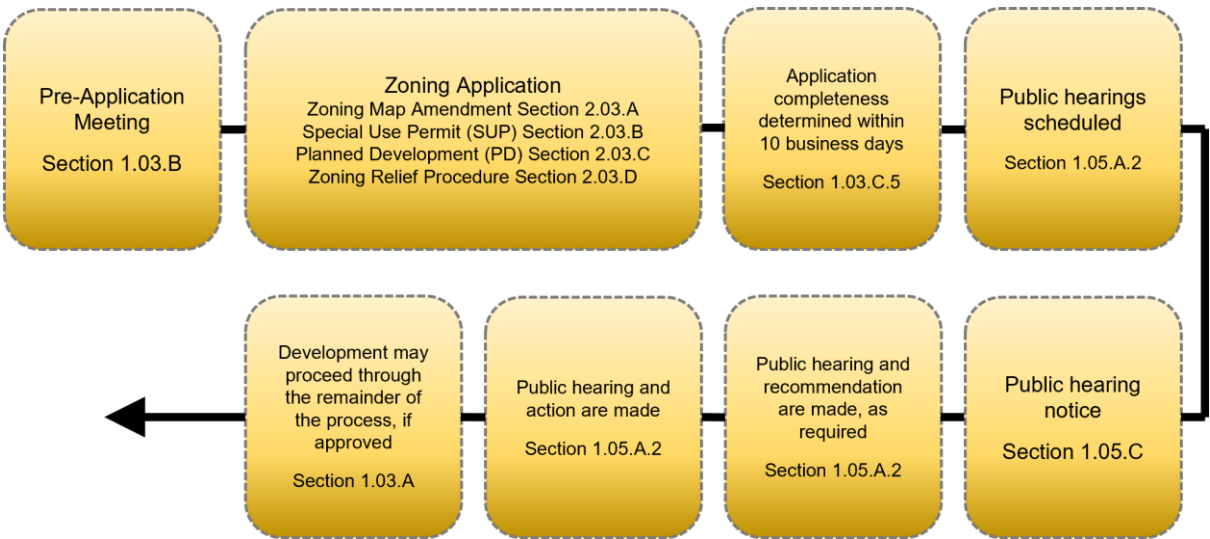


Unified Development Ordinance Revisions

Chapter 2: Zoning Regulations

- The Zoning Regulation Process Overview provides a general overview of the zoning process and references appropriate code subsections.

Section 2.02. Zoning Regulation Process Overview



Unified Development Ordinance Revisions

Chapter 2: Zoning Regulations

- Some zoning districts have been consolidated, and others expanded. The following zoning districts have been established:
 1. LA, Loring Agricultural District
 2. LR, Loring Residential District
 3. RR, Rural Residential District
 4. ER, Estate Residential District
 5. GR, General Residential District
 6. CC, Central Commercial District
 7. LC, Local Commercial District
 8. GC, General Commercial District
 9. HC, Highway Commercial District
 10. LI, Light Industrial District
 11. HI, Heavy Industrial District
 12. MR, Mixed-Residential District
 13. MC, Mixed-Use Commercial District
 14. PD, Planned Development District

Section 2.04. Zoning Equivalency Table

Previous Zoning District	Equivalent Zoning District Established by these regulations
Loring Service Area Districts	
"AG" Agricultural District	LA, Loring Agricultural District
"R" Rural Residential District	LR, Loring Residential District
Standard Residential Districts	
"A-1" Agricultural District	RR, Rural Residential District
"R-S" Suburban Residential District	ER, Estate Residential District
"R-1" Single-Family Residential District	GR, General Residential District
"R-2" Duplex Residential District	
"M-P" Manufactured Home Park District	
"M-H" Manufactured Home Subdivision District	
Standard Commercial Districts	
"C-1" Central Business District	CC, Central Commercial District
"C-2" General Business District	LC, Local Commercial District
	GC, General Commercial District
"C-S" Highway Service District	HC, Highway Commercial District
"I-1" Light Industrial District	LI, Light Industrial District
"I-2" Heavy Industrial District	HI, Heavy Industrial District
Special Districts and Overlays	
"R-1A" Residential Special District	MR, Mixed-Residential District
"R-3" Multi-Family Residential District	
"MX" Mixed Use District	MC, Mixed-Use Commercial District
"P" Planned District	PD, Planned Development District

Unified Development Ordinance Revisions

Chapter 2: Zoning Regulations

- Zoning and its dimensional standards better accommodate infill development.
- Permitted uses and parking requirements have been updated to reflect modern best practices.

Dimensional Standards		
General Lot Standards		
Minimum Lot Area	20 acres	
Minimum Lot Width	660 feet	
Minimum Lot Depth	1,980 feet	
Maximum Lot Coverage	15%	
Building Setback	Primary Structure	Accessory Structure
Minimum Front Setback	50 feet	Prohibited in front yard
Minimum Interior Side Setback	30 feet	15 feet
Minimum Exterior Side Setback	30 feet	30 feet
Minimum Rear Setback	50 feet	10 feet
Building Standard	Primary Structure	Accessory Structure
Maximum Building Height	Greater of 2.5 stories or 35 feet	Height of the Primary Structure

City of Bonner Springs

Chapter 2. Zoning Regulations

B. Loring Service Area Districts

1. LA, Loring Agricultural District

a. Description

The **LA, Loring Agricultural District** provides for agricultural and related uses, and serves to preserve agricultural resources on land which is not ready for development may be located.

b. Applicability

Use of the **LA, Loring Agricultural District** is restricted to the Loring Service Area identified within **Section 1.01.D.2** above.

c. Dimensional Standards

Dimensional Standards		
General Lot Standards		
Minimum Lot Area	20 acres	
Minimum Lot Width	660 feet	
Minimum Lot Depth	1,980 feet	
Maximum Lot Coverage	15%	
Building Setback	Primary Structure	Accessory Structure
Minimum Front Setback	50 feet	Prohibited in front yard
Minimum Interior Side Setback	30 feet	15 feet
Minimum Exterior Side Setback	30 feet	30 feet
Minimum Rear Setback	50 feet	10 feet
Building Standard	Primary Structure	Accessory Structure
Maximum Building Height	Greater of 2.5 stories or 35 feet	Height of the Primary Structure

d. Development Standards

- (1) See **Section 4.02 Parking, Circulation, and Loading.**
- (2) See **Section 4.03 Landscaping and Buffering.**
- (3) See **Section 4.04 Tree Preservation.**
- (4) See **Section 4.05 Fences and Screening Walls.**
- (5) See **Section 4.06 Signs.**
- (6) See **Section 4.07 Parks, Trails, and Open Space.**
- (7) See **Section 4.08 Architectural and Site Design.**
- (8) See **Section 4.09 Outdoor Lighting.**
- (9) See **Section 4.10 Stormwater and Floodplain Controls.**

DRAFT August 11, 2023

Unified Development Ordinance

Page 39

Unified Development Ordinance Revisions

Chapter 2: Zoning Regulations

- Permitted uses and parking requirements have been updated to reflect modern best practices.
- The Table of Allowed Uses assigns the permissible uses per zoning district and parking requirements per use in tabular format

Section 2.05. Table of Allowed Uses

Table Legend		Official Zoning Districts													
P	Use is permitted in the district indicated	LA, Loring Agricultural District	LR, Loring Residential District	RR, Rural Residential District	ER, Estate Residential District	GR, General Residential District	CC, Central Commercial District	LC, Local Commercial District	GC, General Commercial District	HC, Highway Commercial District	LI, Light Industrial District	HI, Heavy Industrial District	MR, Mixed-Residential District	MC, Mixed-Use Commercial District	Parking Stall Requirements
	Use is prohibited in the district indicated														
S	Use is permitted in the district indicated following approval of a Special Use Permit														
#	Use is permitted (P-#) or permitted with a Special Use Permit (S-#), and must comply with conditional standards in the indicated end note														
Land Uses															
Agricultural Practice		P	P												1:worker
Plant Nursery		P	S								S	P			1:400 SF
Stable, Commercial		P	S												None
Stable, Private		P	P-#												None

Unified Development Ordinance Overview

Chapter 2: Zoning Regulations

- Section 2.06: Conditional Development Standards
 - In addition to the overall Development Standards (Chapter 4), this section identifies use-specific development criteria when noted in the Table of Allowed Uses.
 - Example:

9. Personal Energy Production
- a. Solar Panels
- (1) Solar panels may be attached to a primary or accessory structure, or ground-installed independent from a structure.

(2) Installation of solar panels shall require a building permit, and must be found to meet the proper wind and structural requirements of the adopted Building Code.

(3) Attached solar panels shall not exceed the maximum height permitted for the structure they are attached to and shall match the slope of the roof or façade they are attached to.

(4) Ground-installed solar panels shall count toward the maximum permitted lot coverage for the respective zoning district.

Table Legend		Official Zoning Districts													
P	Use is permitted in the district indicated	LA, Loring Agricultural District	LR, Loring Residential District	RR, Rural Residential District	ER, Estate Residential District	GR, General Residential District	CC, Central Commercial District	LC, Local Commercial District	GC, General Commercial District	HC, Highway Commercial District	LI, Light Industrial District	HI, Heavy Industrial District	MR, Mixed-Residential District	MC, Mixed-Use Commercial District	Parking Stall Requirements
	Use is prohibited in the district indicated														
S	Use is permitted in the district indicated following approval of a Special Use Permit														
#	Use is permitted (P-#) or permitted with a Special Use Permit (S-#), and must comply with conditional standards in the indicated end note														
Land Uses															
Personal Energy Production		P-9	P-9	P-9	P-9	P-9	P-9	P-9	P-9	P-9	P-9	P-9	P-9	P-9	None

#

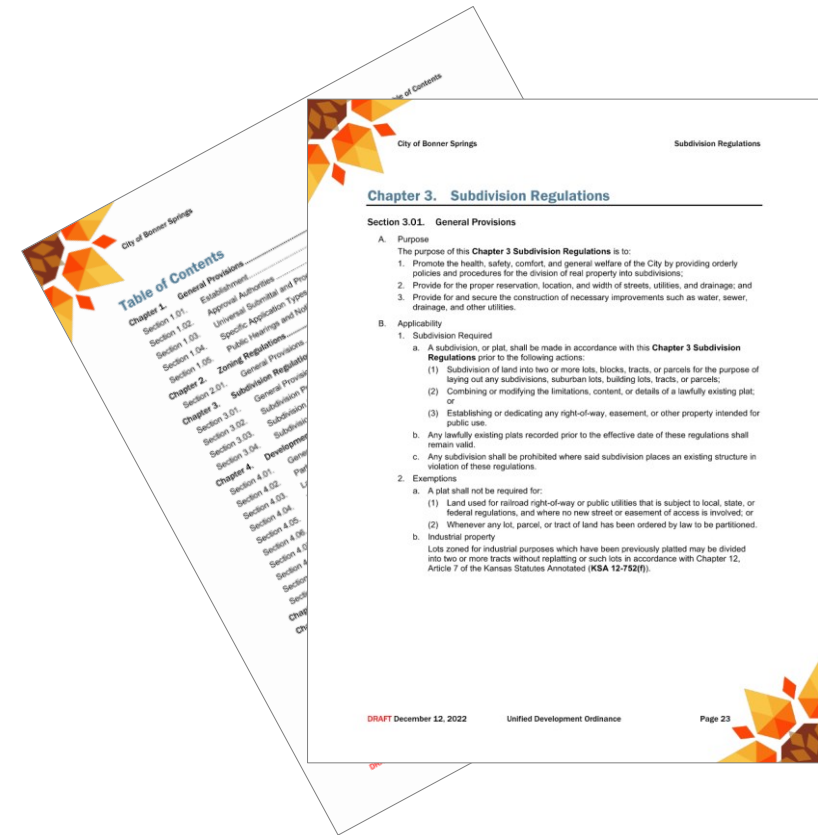
Use is permitted (P-#) or permitted with a Special Use Permit (S-#), and must comply with conditional standards in the indicated end note

P-9

Unified Development Ordinance Overview

Chapter 3: Subdivision Regulations

- Content:
 - Section 3.01: General Provisions
 - Section 3.02: Subdivision Procedures
 - Section 3.03: Subdivision Submittal Types
 - Section 3.04: Subdivision Standards

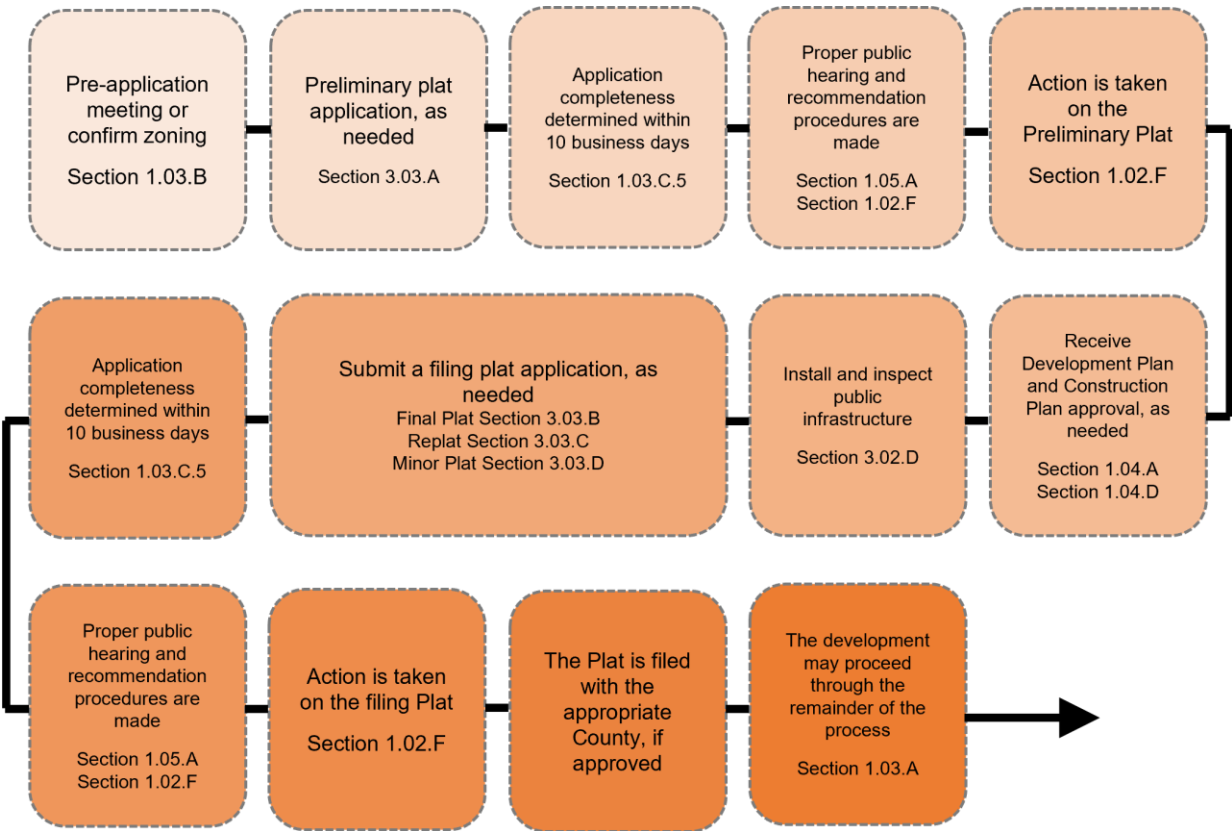


Unified Development Ordinance Revisions

Chapter 3: Subdivision Regulations

- The Subdivision Process Overview provides a general overview of the land subdivision process and references appropriate sections of the code.

Section 3.02. Subdivision Process Overview



City of Bonner Springs
KANSAS



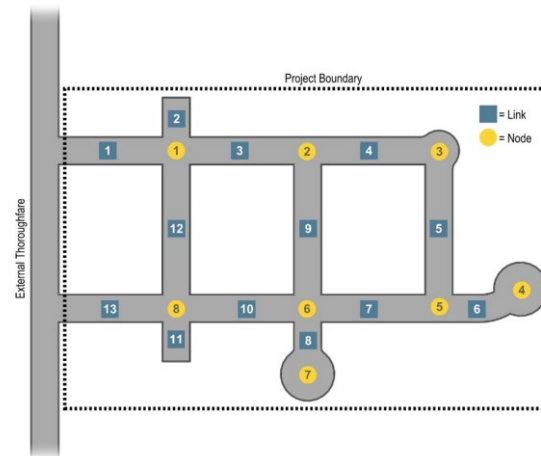
Unified Development Ordinance Revisions

Chapter 3: Subdivision Regulations

- Dimension standards for city lots and blocks now advance walkability goals.
- Street and sidewalk regulations ensure robust connectivity in new developments.

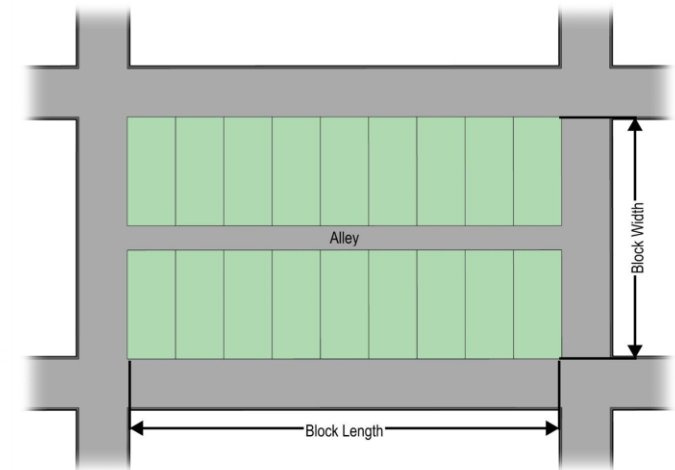
Section 3.04. Connectivity Graphic

Figure 3.2. Connectivity Graphic



Section 3.04. Block Measurement Graphic

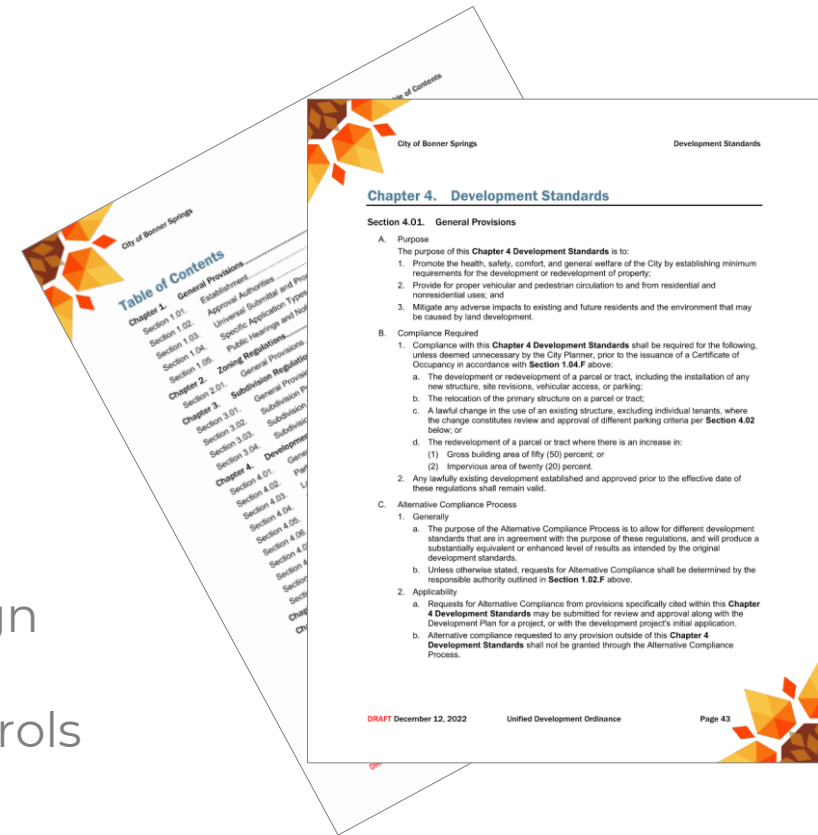
Figure 3.1. Block Measurement Graphic



Unified Development Ordinance Overview

Chapter 4: Development Standards

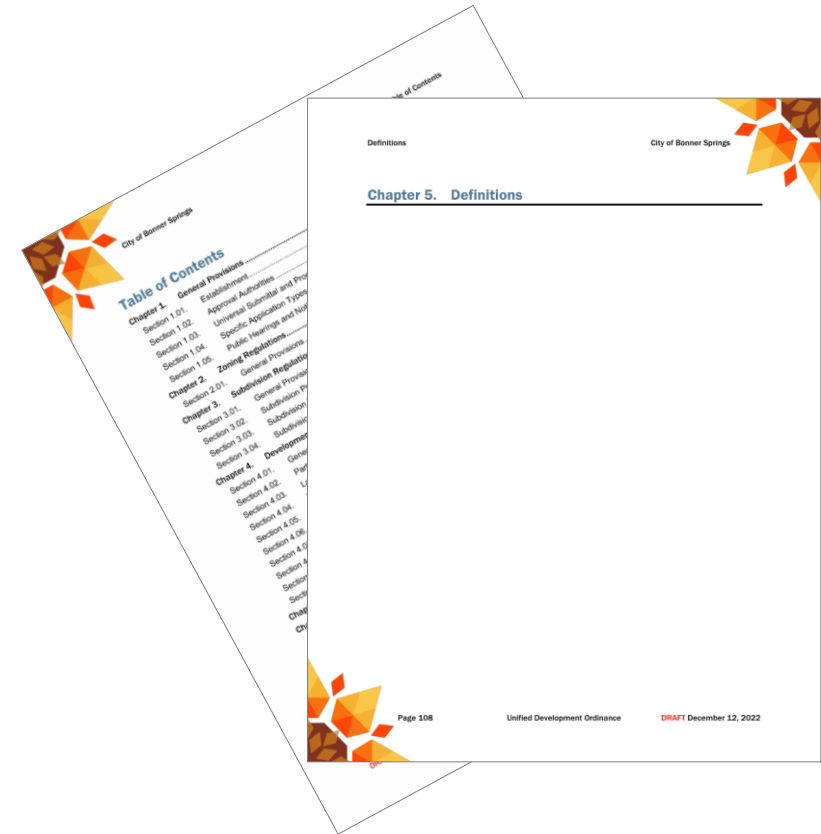
- Content:
 - Section 4.01: General Provisions
 - Section 4.02: Parking, Circulation, and Loading
 - Section 4.03: Landscaping and Buffering
 - Section 4.04: Tree Preservation
 - Section 4.05: Fences and Screening Walls
 - Section 4.06: Signs
 - Section 4.07: Parks, Trails, and Open Space
 - Section 4.08: Architectural and Building Design
 - Section 4.09: Outdoor Lighting
 - Section 4.10: Stormwater and Floodplain Controls



Unified Development Ordinance Overview

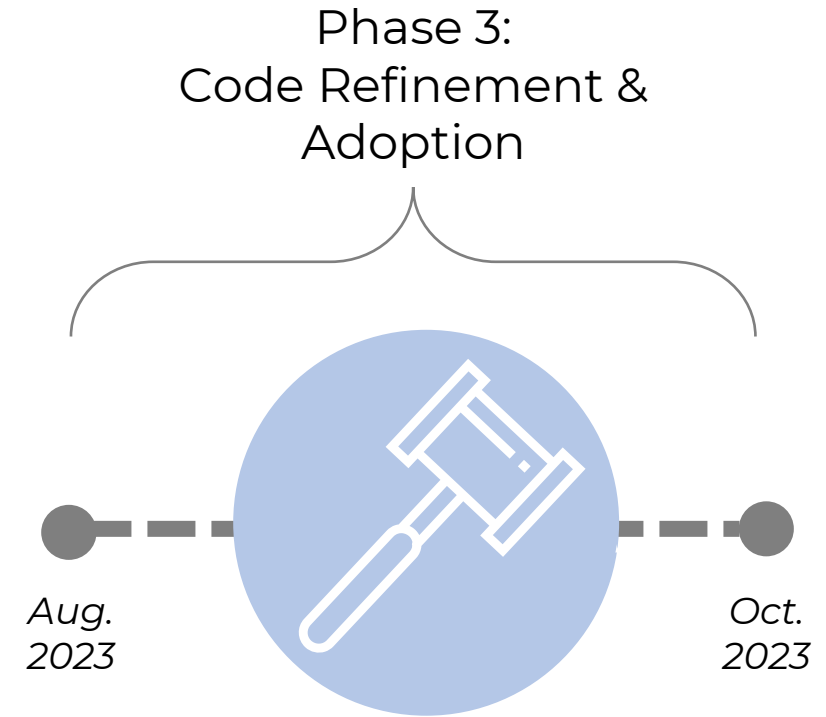
Chapter 5: Definitions

- Content:
 1. Section 5.01: General Definitions
 - Defines general terms used throughout UDO regulations
 2. Section 5.02: Land Use Definitions
 - Defines each land use in the Table of Allowed Uses



Next Steps

1. City Council workshop
2. Draft UDO refinement and revisions from City feedback
3. Final UDO prepared for adoption
4. Planning Commission Recommendation Hearing
5. City Council Adoption Hearing



Discussion and Questions?

Thank you!



Website QR Code

URL: <https://freese.mysocialpinpoint.com/bonnerrsprings/home>

What's New?

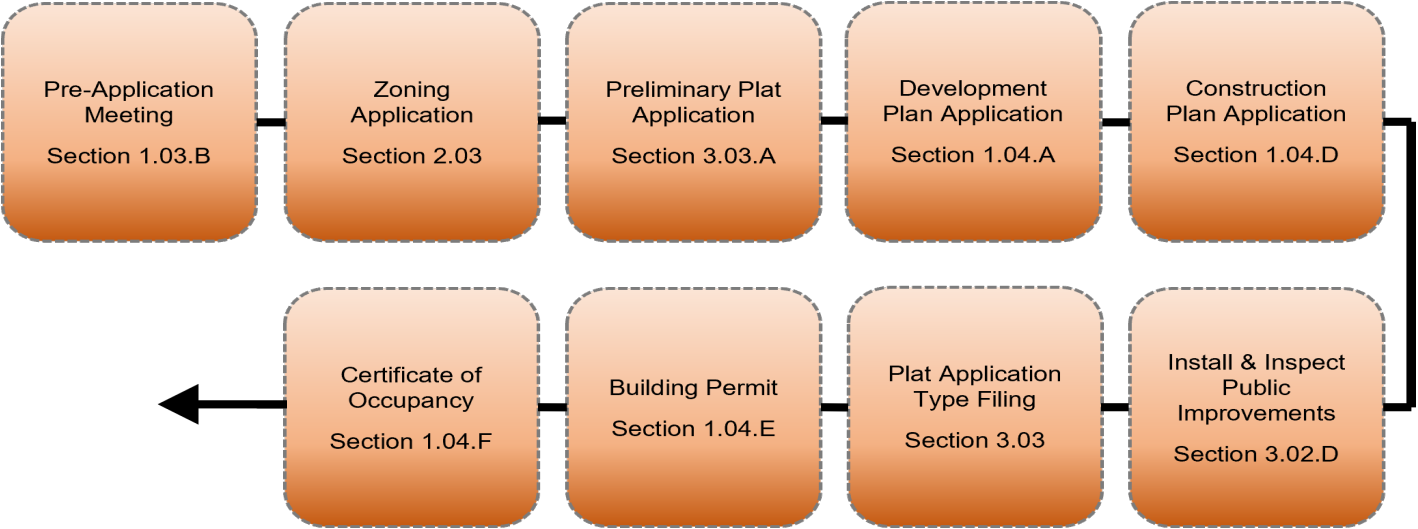
This new Unified Development Ordinance maximizes the efficiency of development codes, optimally aligns them with community goals and visions, and ensures consistency between regulations.

Processes

Development process guidelines and approval authorities have been updated and codified. (Section 1.2)

○ = Recommending Authority ● = Final Decision Authority △ = Appellate Authority						
Section	Application/Item	City Planner	City Engineer	Planning Commission	City Council	BZA
Development Standards						
Section 1.04.A	Development Plan	●			△	
Section 1.04.D	Construction Plans		●	△		
Section 3.02.D	Acceptance of Public Improvements			○	●	
Section 4.01.C	Request for Alternative Compliance	○		●	△	
Section 4.06.C	Sign Permit	●		△		
Section 3.04.F	Traffic Impact Analysis		●		△	
Section 4.07.E	Parkland Dedication	○		●	△	
Section 4.04.C	Tree Removal Permit	●		△		
Zoning						
Section 2.03.A	Text or Zoning Map Amendment			○	●	△
Section 2.03.B	Special Use Permit (SUP)			○	●	△
Section 2.03.C	Planned Development District (PD)			○	●	△
Section 2.03.D	Zoning Relief	○				●
Section 2.03.E	Determination of a Nonconforming Status	●				△
Subdivision						
Section 3.03.A	Preliminary Plat			○	●	
Section 3.03.B	Final Plat			○	●	
Section 3.03.C	Replat			○	●	
Section 3.03.D	Minor Plat	●		△		
Section 3.03.E	Vacating Plat			○	●	
Section 3.03.F	Amending Plat	●		△		
Section 3.03.G	Subdivision Improvement Waiver		○	●	△	

Approval Authority Matrix (Table 1.1)



Development Process Overview

General Structure

Chapter 1.	General Provisions.....	5
Section 1.01.	Establishment.....	5
Section 1.02.	Approval Authorities.....	7
Section 1.03.	Universal Submittal and Processing Procedures.....	11
Section 1.04.	Specific Application Types and Requirements.....	14
Section 1.05.	Public Hearings and Notification Requirements.....	21
Chapter 2.	Zoning Regulations.....	24
Section 2.01.	General Provisions.....	24
Section 2.02.	Zoning Regulation Procedures.....	25
Section 2.03.	Zoning Regulation Submittal Types.....	26
Section 2.04.	Zoning Districts and Map.....	36
Section 2.05.	Table of Allowed Uses.....	53
Section 2.06.	Conditional Development Standards.....	54
Section 2.07.	Nonconformities.....	65
Chapter 3.	Subdivision Regulations.....	68
Section 3.01.	General Provisions.....	68
Section 3.02.	Subdivision Procedures.....	69
Section 3.03.	Subdivision Submittal Types.....	71
Section 3.04.	Subdivision Standards.....	78
Chapter 4.	Development Standards.....	89
Section 4.01.	General Provisions.....	89
Section 4.02.	Parking, Circulation, and Loading.....	91
Section 4.03.	Landscaping and Buffering.....	98
Section 4.04.	Tree Preservation.....	109
Section 4.05.	Fences and Screening Walls.....	113
Section 4.06.	Signs.....	119
Section 4.07.	Parks, Trails, and Open Space.....	140
Section 4.08.	Architectural and Site Design.....	144
Section 4.09.	Outdoor Lighting.....	157
Section 4.10.	Stormwater and Floodplain Controls.....	163
Chapter 5.	Definitions.....	167
Section 5.01.	General Definitions.....	167
Section 5.02.	Land Use Definitions.....	167

Table of Contents

The code has been restructured to optimize navigability and remove unnecessary duplication.

The addition of numerous cross-references and interactive hyperlinks minimizes searching for information.

Stylistic changes improve user-friendliness and accessibility.

What's New?

Environment and Parkland

Low-impact development strategies have been implemented. (Section 4.03.H)

Parkland dedication requirements have been updated, including minimum acreages per unit or development (Section 4.07.D)

Minimum parkland improvements are now required, including paving, utilities, accessible routes, play structures, and pedestrian lighting. (Section 4.07.H)

Protections for waterways and environmentally sensitive areas have been codified with specified stream buffer and setback dimensions. (Section 4.10.E)



Parking Island Landscaping (Figure 4.3)



Sign Area (Figure 4.14)



Pedestrian Lights (Fig. 4.39)

Development Standards

- Landscaping requirements have been updated for buffers, parking areas, and overall site requirements. (Section 4.03)
- Tree preservation requirements have been updated based on the existing tree's size, with mitigation allowed through on-site preservation, replacement, or fee in lieu. (Section 4.04.D)
- Sign regulations address content neutrality and provide clarified language and annotated graphics. (Section 4.06)
- Architectural standards have been integrated with the code, now addressing articulation, materials, and interaction with the street in different contexts (Section 4.08)
- Outdoor lighting regulations promote safety while mitigating light pollution and light trespass (Section 4.09)



Rainwater Collection, LID Technique (Figure 4.7)



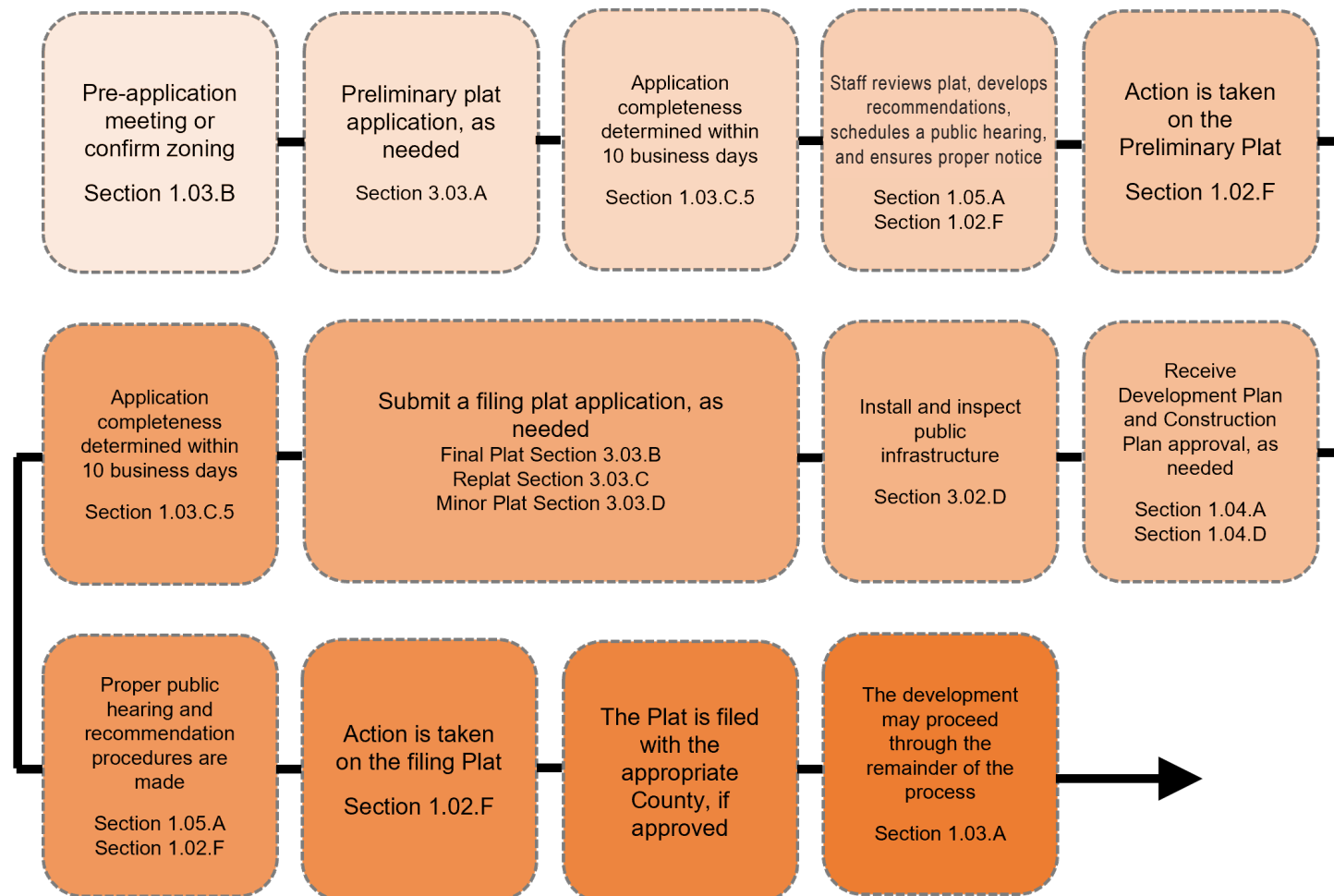
Bioswale, LID Technique (Figure 4.8)

What's New?

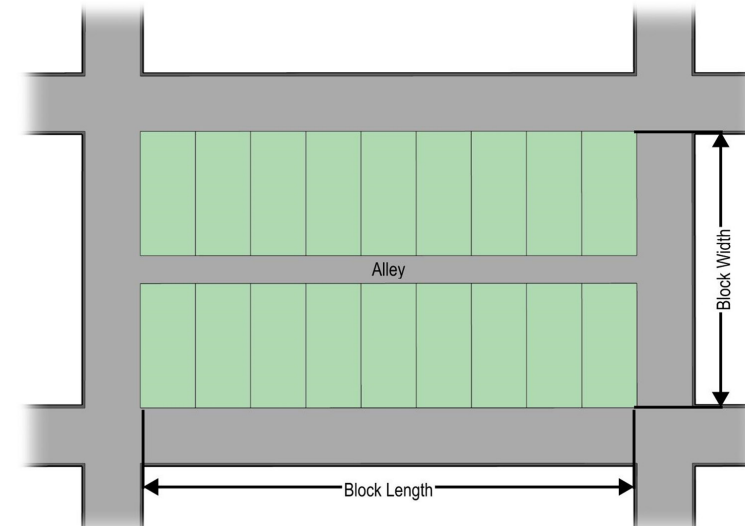
Subdivisions

The City's platting process now includes a minor plat type, and staff have been granted approval authority for minor plats and amending plats. (Section 3.02)

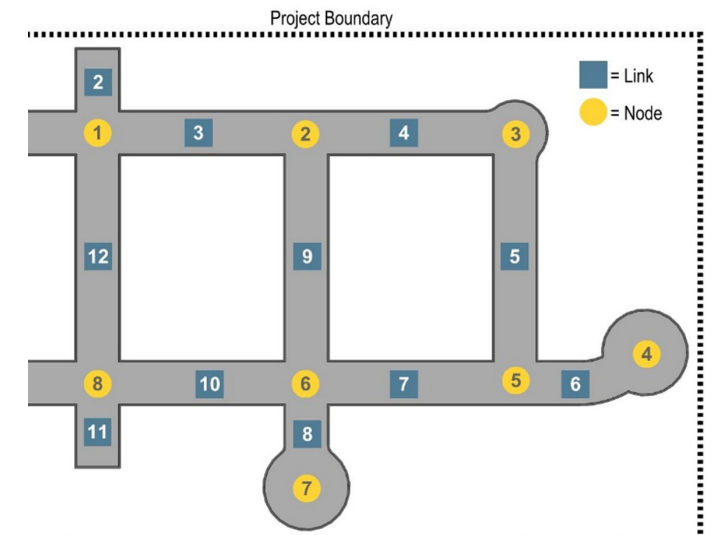
Lot and block design standards now advance walkability goals, and ensure connectivity in new developments. (Section 3.04)



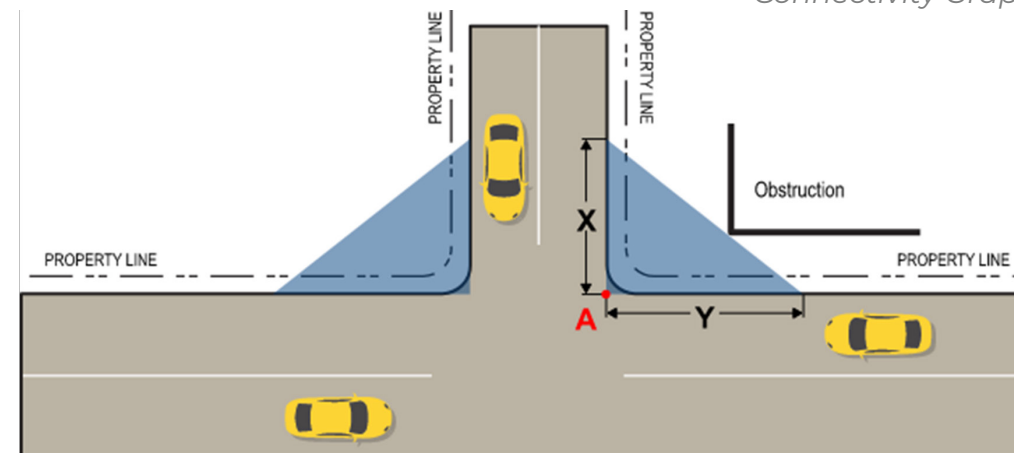
Subdivision Process Overview



Block Measurement Graphic (Figure 3.1)



Connectivity Graphic (Figure 3.2)



Sight Triangle Easement Measurement (Figure 3.4)

What's New?

Zoning

Table Legend		Official Zoning Districts												
P	Use is permitted in the district indicated	LA, Loring Agricultural District	LR, Loring Residential District	RR, Rural Residential District	ER, Estate Residential District	GR, General Residential District	CC, Central Commercial District	LC, Local Commercial District	GC, General Commercial District	HC, Highway Commercial District	LI, Light Industrial District	HI, Heavy Industrial District	MR, Mixed-Residential District	MC, Mixed-Use Commercial District
	Use is prohibited in the district indicated													
S	Use is permitted in the district indicated following approval of a Special Use Permit													
#	Use is permitted (P-#) or permitted with a Special Use Permit (S-#), and must comply with conditional standards in the indicated end note													
Land Uses														
Agricultural Practice		P	P											1 worker
Plant Nursery		P	S								S	P		1,400 SF
Stable, Commercial		P	S											None
Stable, Private		P	P#											None

Section 2.05 Table of Allowed Uses

Table Legend		Official Zoning Districts												
P	Use is permitted in the district indicated	LA, Loring Agricultural District	LR, Loring Residential District	RR, Rural Residential District	ER, Estate Residential District	GR, General Residential District	CC, Central Commercial District	LC, Local Commercial District	GC, General Commercial District	HC, Highway Commercial District	LI, Light Industrial District	HI, Heavy Industrial District	MR, Mixed-Residential District	
	Use is prohibited in the district indicated													
S	Use is permitted in the district indicated following approval of a Special Use Permit													
#	Use is permitted (P-#) or permitted with a Special Use Permit (S-#), and must comply with conditional standards in the indicated end note													
Land Uses														
Personal Energy Production		P-9	P-9	P-9	P-9	P-9	P-9	P-9	P-9	P-9	P-9	P-9	P-9	P-9

Use is permitted (P-#) or permitted with a Special Use Permit (S-#), and must comply with conditional standards in the indicated end note

P-9

Dimensional Standards		
General Lot Standards		
Minimum Lot Area	20 acres	
Minimum Lot Width	660 feet	
Minimum Lot Depth	1,980 feet	
Maximum Lot Coverage	15%	
Building Setback	Primary Structure	Accessory Structure
Minimum Front Setback	50 feet	Prohibited in front yard
Minimum Interior Side Setback	30 feet	15 feet
Minimum Exterior Side Setback	30 feet	30 feet
Minimum Rear Setback	50 feet	10 feet
Building Standard	Primary Structure	Accessory Structure
Maximum Building Height	Greater of 2.5 stories or 35 feet	Height of the Primary Structure

Dimensional Standards Table Example

Previous Zoning District	Equivalent Zoning District Established by these regulations
	Loring Service Area Districts
"AG" Agricultural District	LA, Loring Agricultural District
"R" Rural Residential District	LR, Loring Residential District
	Standard Residential Districts
"A-1" Agricultural District	RR, Rural Residential District
"R-S" Suburban Residential District	ER, Estate Residential District
"R-1" Single-Family Residential District	GR, General Residential District
"R-2" Duplex Residential District	
"M-P" Manufactured Home Park District	
"M-H" Manufactured Home Subdivision District	
	Standard Commercial Districts
"C-1" Central Business District	CC, Central Commercial District
"C-2" General Business District	LC, Local Commercial District
"C-S" Highway Service District	GC, General Commercial District
"I-1" Light Industrial District	HC, Highway Commercial District
"I-2" Heavy Industrial District	LI, Light Industrial District
	Special Districts and Overlays
"R-1A" Residential Special District	MR, Mixed-Residential District
"R-3" Multi-Family Residential District	
"MX" Mixed Use District	MC, Mixed-Use Commercial District
"P" Planned District	PD, Planned Development District

Zoning District Equivalency Table (Table 2.1)

- The Table of Allowed Uses assigns each Zoning District's permissible uses in tabular format
- This table can also be used to frame conditional development standards and use-specific development criteria

Zoning districts have been adjusted and their names updated for ease of use, with the Loring Service area remaining separate. (Section 2.04)

Dimensional standard tables have been updated for all zoning districts. (Section 2.04)

Permitted uses and parking requirements have been updated. (Section 2.05)

Memorandum

Date: August 15, 2023
To: Mayor and City Council
From: Mark Lee

**Subject: PUBLIC HEARING – BSZO-01-23 – VISION 2025 AND BEYOND –
Comprehensive Plan Update adoption.**

Recommendation: Staff recommends the Planning Commission approve the Comprehensive Plan as updated.

Action: Approve, Amend or Deny the updated Comprehensive Plan.

Background: Staff has worked over the past year to make changes to, and update, the existing Comprehensive Plan of Bonner Springs. Staff has brought the revised edition forward for a recommendation of approval to the Governing Body.

Discussion: Staff has no further discussion regarding this item. It has progressed through several work sessions and garnered the Commission's approval through those stages and revisions.

Financial Impact: NA

City of
Bonner Springs
Agenda Item Cover Sheet

Agenda Item No. 5
CASE NO. BSZO-01-23

Topic: Recommend adoption of the revised Comprehensive Plan – Vision 2025 and Beyond to the Governing Body

Narrative:

Staff has made necessary updates to the Comprehensive Plan from 2008, these updates were wide ranging; but included updated demographic information from the 2020 Census as well as the 5 year American Community Survey(s), updated property tax information, the addition of mapping elements from existing Master Plans, updates to information regarding City infrastructure and services, updated the incentive program listing for development/construction projects, as well as adding an introductory piece that provides some history of Bonner Springs.

Presented by: Mark Lee – Community Development Director

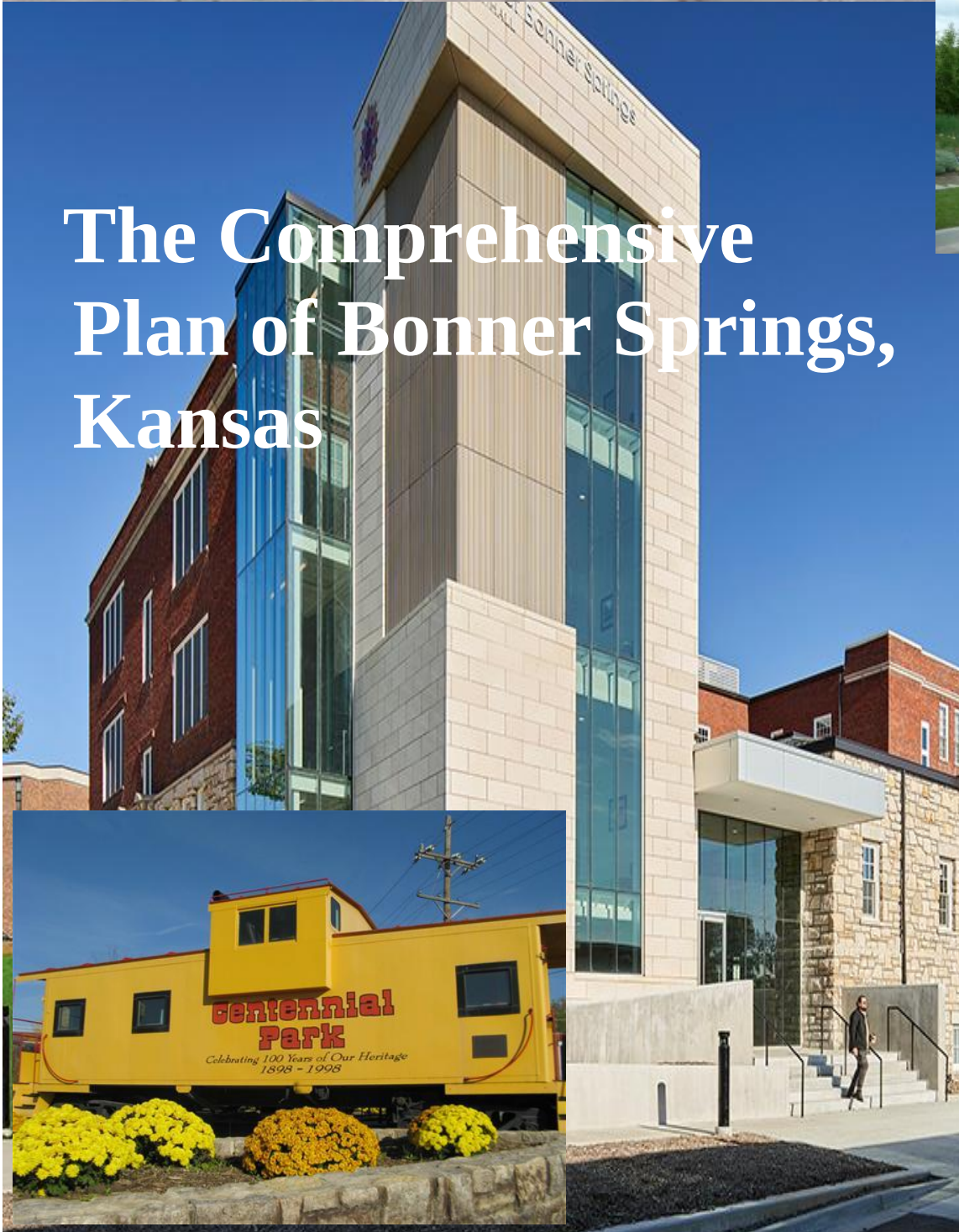
Staff Recommendation: Staff recommends the Planning Commission approve the Comprehensive Plan as updated.

Attachments:

2023 Comprehensive Plan – Web Version only
Comprehensive Plan Comparison



The Comprehensive Plan of Bonner Springs, Kansas



Comprehensive Plan for the City of Bonner Springs, Kansas

Vision 2025 and Beyond



January, 2024

Prepared by
The City of Bonner Springs, Kansas
Planning Commission

Acknowledgements

Mayor

Jeff Harrington

Governing Body

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Bob Reeves, Council Member; Ward 3

Roger Shannon, Council Member; Ward 3

Dani Gurley, Council Member; Ward 2

Cassandra Long, Council Member; Ward 1

Chris Woods, Council Member; Ward 4

Mark McMahan, Council Member; Ward 1

Mark Kipp, Council Member; Ward 4

Planning Commission

Greg Gebauer, Chair

Larry Clark, Vice-Chair

Paul Zeps, Commissioner

Nick Perica, Commissioner

Sherri Neff, Commissioner

Vince Bombardier, Commissioner

Lloyd Mesmer, Commissioner

Jason Cruse, Commissioner

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Megan Gilliland, Economic Dev. Co.

Christina Brake, City Clerk

Justine Spease, Parks and Rec. Director

Tillie LaPlante, Finance Director

Jack Granath, Library Director

Frank Abart, Public Works Director

Justin Klaudt, City Engineer

City of Bonner Springs, Kansas Comprehensive Plan

Table of Contents

Introduction	Page 1
Executive Summary	Page 2
CHAPTER 1	
Overview of the Comprehensive Plan and its Development	Page 5
Plan Specifics	5
Plan Implementation	7
The Plan and its Role	7
Role of the Planning Commission.....	7
Role of the City Council.....	8
Role of the Board of Zoning Appeals.....	9
Role of the Community Development Department.....	9
Role of the City Zoning Ordinance.....	9
The Basis of Decision-Making.....	10
Community Input	11
CHAPTER 2	
Overview of the City / Existing Conditions	Page 12
Background Information.....	12
Demographics.....	12
Demographics Chart.....	13
Economic Development.....	16
Existing Land Use.....	20
Transportation.....	21
Future Transportation Map.....	23
Soils and Topography.....	24
Ecological Profile/Physical Limitations/Floodplains.....	25
Surrounding Growth Factors.....	27
CHAPTER 3	
Community Facilities	Page 28
City Offices.....	28
Parks and Recreation	28
Parks and Trails Map – Existing.....	29
Library.....	30
Education.....	30
Electric System.....	30
Gas System.....	30
Water System.....	30
Stormwater System.....	31
Wastewater System.....	31

Wastewater Maps.....	32
Drainage Basin Maps.....	36
Water Distribution System Map.....	37
Law Enforcement.....	38
Fire Protection.....	38
Emergency Medical Services.....	38

CHAPTER 4

Community Vision and Planning Goals	Page 39
Topics of Importance.....	40
Environmental Management.....	41
Land Use and Development.....	42
Development Challenges Map.....	44
Zoning and Physical Image.....	44
Zoning Districts.....	45
Current Zoning Map.....	46
Citizen Survey Result Map – Future Commercial Development...	46a
Citizen Survey Result Map – Future Industrial Development.....	46b
Infrastructure.....	47
Streets / Transportation.....	48
Future Transportation Map.....	50
Parks, Open Space and Recreation	51
Future Trail and Park Plan.....	52
Economic Development.....	53

CHAPTER 5

Future Land Uses / Future Land Use Map	55
Agricultural.....	55
Residential.....	55
Mixed Use.....	58
Commercial.....	59
Industrial.....	61
Public / Institutional and Open Space.....	61
Future Land Use Map Introduction.....	63
Future Land Use Map.....	65

Appendices and Addendums

Appendix A: U.S. Census Bureau Demographic Data.....	66
Appendix B: 2022 Citizen Survey Results.....	90
Appendix C: Public Finance Options.....	108
Addendum: 2016 Tri-City Multi-Modal Redevelopment Plan.....	114

Introduction

Located within three separate counties; Wyandotte, Leavenworth and Johnson Counties; Bonner Springs is minutes from regional attractions along with having our own thriving downtown retail district. Bonner Springs is a historic community with a great past, but is also an up-and-coming community with great development potential.

Entertainment options such as the Azura Amphitheater, Children's Mercy Park - home of Sporting KC, the Monarch's baseball stadium, and the Kansas Speedway provide exciting family-friendly options. Along with two museums; Bonner Springs has many outdoor recreational opportunities as well; Sunflower Hills golf course, the Kansas City Renaissance Festival and over 500 acres of parks and recreational areas; entertainment choices are endless when it comes to retail and outdoor activities. Bonner Springs is a destination with something for everyone.

Located within minutes of downtown Kansas City, and within thirty minutes of the Kansas City International Airport, by providing direct access to Kansas Highway 7, Kansas Highway 32, US 24/40 and Interstate 70, Bonner Springs is poised for continued residential, commercial and industrial growth.

History

Nestled among the rolling hills on the edge of the Kansas River, Bonner Springs is one of the oldest cities in the state of Kansas. In 1812, the Chouteau family established the first European trading post in the state. This bustling trading post was called Four Houses, now the site of Bonner Springs. Between 1840 and 1865, steamboat traffic and the arrival of the railroads brought new people and commerce to the area.

The name was changed to Tiblow in honor of Henry Tiblow, a Delaware Indian who operated a ferry across the Kansas River. It remained as Tiblow until Philo Clark platted the area in the 1880's and succeeded in renaming the entire town Bonner Springs. "Bonner" was chosen to honor Clark's long-time friend Robert Bonner, editor of the New York City Ledger, "Springs" was chosen because of the many natural springs in the community. Philo Clark became the first Mayor of Bonner Springs when the city incorporated in 1898.

What was once a boomtown of agriculture and trade where fortunes were won and lost has now become a vibrant, family friendly, community of 7,837, rich in opportunities for light industry, commercial business and retail. No longer characterized as agricultural, this busy community now boasts a wealth of attractions, entertainment, recreational opportunities and unique retail shopping.

While the town boasts up and coming housing, educational and commercial opportunities, the special touch of the tree lined streets downtown, ice cream socials in the park, city band concerts and friendly merchants offering personal service are still valuable assets of the city along the Kansas River.

Executive Summary

Purpose of a Comprehensive Plan

The purpose of a Comprehensive Plan is to establish a vision for the community and proactively prepare for the future. The Comprehensive Plan (also referred to as “the Plan”) is many things, but primarily it is a policy document for how the City and the citizens of Bonner Springs want to influence—and respond to—growth in the next 10-20 years. The Plan is a rational and comprehensive guide for physical development that fosters quality growth, conservation and preservation of natural resources, and development throughout the city and its unincorporated planning area. The Plan provides a clear vision for the future of the community, which will direct the decisions and actions of elected and appointed officials, city staff, developers, and citizens. The Plan helps establish growth patterns of Bonner Springs and emphasizes building a community and not just a city. The Plan’s underlying purpose is to preserve and enhance investment by all citizens while providing the foundation for quality economic growth and stability. Such actions will result in a safe and healthy environment for future generations.

Preparation of a Comprehensive Plan

The manner in which a Comprehensive Plan is developed is vital to its success because it must reflect the desires of the community at large. For this reason, citizen involvement is essential throughout the process. Preparation of a Comprehensive Plan begins with information gathering and community input that identifies priorities for the future of the community. Developing goals, strategies, and action steps is a primary step in the long- range planning process addressing those priorities.

Planning Authority

Since the landmark case of Village of Euclid vs. Amber Realty Company, decided in 1926, the United States Supreme Court has consistently recognized the legitimate right of government to legislate land use for the protection of the public welfare. In exercising this right, the City cannot deprive a property owner of all reasonable economic use of his property, nor can it act arbitrarily, using the law to accomplish against an individual property owner what it is otherwise unable or unwilling to do through direct compensation. However, the City has a broad ability to mitigate the public impact of private development. This is an authority that has been used to uphold laws mandating historic preservation, natural resource protection, zoning, signage restriction, aesthetic regulation, impact fees, excise taxes and required dedications. Euclid is still the law today. The government cannot single out individual property owners, nor can it act in an arbitrary manner. The ends must justify the means.

Kansas State Statutes provide cities with the authority to prepare and adopt a Comprehensive Plan, Zoning Regulations and Subdivision Regulations. The authority to prepare a Comprehensive Plan is stated in KSA 12-746 (a).

A city planning commission is hereby authorized to make or cause to be made a comprehensive plan for the development of such city and any unincorporated territory lying outside of the city but within the same county in which such city is located, which in the opinion of the planning commission, forms the total community of which the city is a part.

Under current planning and zoning statutes, however, the City is under no obligation to prepare a Comprehensive Plan unless it wants to adopt subdivision regulations (KSA 12-748). Similarly, the City is not required by statute to follow the recommendations of the Plan unless so specified by City ordinance. In spite of this, case law within Kansas and throughout the

nation has effectively established that the Comprehensive Plan forms the basis for enforcing zoning regulations. Without a Comprehensive Plan, determining and justifying specific zoning districts within a city is arbitrary at best.

To this extent, the Comprehensive Plan is often primarily used by the Planning Commission as a guide when presented with rezoning requests. In considering a rezoning request, state statutes (KSA-756) require the City to review the application in relation to “matters to be considered” as adopted in the Zoning Regulations. These considerations should include review of the application’s consistency with the Comprehensive Plan. Although the City is not required to follow the Plan’s recommendations regarding future land use, state statutes specifically provide that rezoning requests that are consistent with the Plan are presumed to be reasonable (KSA 12-756).

Any such (proposal for zoning) amendment, if in accordance with the land use plan or the land use element of a comprehensive plan, shall be presumed to be reasonable.

It must be clear that the Plan is not a set of regulations or a zoning ordinance. The Plan is a guide for development within the City, providing direction regarding the community’s preferred future, goals, objectives, priorities and policies. For this reason, the Plan must be kept up to date. KSA 12-746 requires the Planning Commission to review or reconsider the Plan at least once each year in order to ensure that the Plan is still valid and relevant. During this review the Planning Commission is authorized to propose amendments, extensions or additions to the Plan following the same procedure for adoption of the original Plan. Future “corridor plans”, “neighborhood plans” and “sub-area plans” should serve as the basis for updates to the Comprehensive Plan.

How to Use the Comprehensive Plan

The Comprehensive Plan is intended to guide policy and provide recommendations for future actions involving land development and land preservation, and it serves as the legal basis for sound land use decisions. As the official policy guide for growth and development, the Comprehensive Plan includes goals, objectives, and policies reflecting the City’s overall direction when planning for growth. The Plan also presents recommendations for how to implement the policies.

The Comprehensive Plan is the legal framework on which the City’s zoning and subdivision regulations are enacted and amended by the City Council upon recommendations from the Planning Commission. These two land-use regulatory ordinances shape the locations, type, quality, and comprehensiveness of the physical development of Bonner Springs.

More specifically, the Plan:

- serves as a “database” for the City’s long-term planning activities. This database includes information regarding population, economic development, housing, utilities, land use, the natural environment, public facilities, and transportation;
- delineates the City’s major planning principles and strategies;
- analyzes the factors that affect development and assesses planning implications;
- recommends the future development of Bonner Springs in policy and map formats. The policies serve as a guide and legal basis for planning decisions. The Future Land Use Plan map is a graphic representation of those general policies;

- presents recommended changes to the City’s land use and development control regulations as a means to implement the Plan’s recommendations; and
- provides a basis for consideration and evaluation of future development, subdivision, and annexation requests.

The Plan provides a comprehensive long-term focus and general policy framework to direct the future growth of the City. It is long range because it represents the long-term vision of the future physical condition of the community and its socio-economic well-being. It is general in order to accommodate the very dynamic nature of community planning. The Plan strives to ensure orderly, healthy and harmonious growth that maximizes public benefit while minimizing public cost.

While the Plan provides direction, it should not be viewed as a zoning document or ordinance. In contrast to regulatory documents, the Comprehensive Plan should be recognized and utilized as a flexible evolving document to be interpreted within the broad spectrum of land development possibilities and changing conditions. The Plan should be amended after review if sound justification is presented for logical revisions to the Plan.

The development of the Plan itself serves another important function or purpose which is to obtain public input through a public participation process in the identification of long-term community development policies. The policies represent the community’s common understanding of what growth can be expected.

Public Benefits of the Plan

Local governments have a broad ability to mitigate the public impact of private development and promote the public welfare. The legitimate right of government to legislate land use for the protection and promotion of the public welfare must be balanced with a property owner’s rights to promote the reasonable economic use of his property. The Plan balances the interests of all parties: considering the needs of individual property owners while promoting the good of the community-at-large.

Extraterritorial Jurisdictional Responsibility

The City of Bonner Springs Planning Commission and City Council are responsible for managing the growth and development of the “Loring Service Area” in unincorporated Wyandotte County, located southwest of the city, due to agreements with the Unified Government of Wyandotte County. However, the unincorporated portion of the planning area located in Leavenworth County falls under the jurisdiction of the Leavenworth County Planning Commission and County Commission.

The location of the City of Bonner Springs in three counties and its surrounding unincorporated planning area, which includes portions of Wyandotte and Leavenworth Counties, requires a multi-jurisdictional coordination effort. Future growth and development in Bonner Springs must be responsive to the plans of adjacent municipalities. Growth management must allow the jurisdictions now providing or ultimately providing water, sanitary sewer, public safety, and education services the ability to do so in a cost-effective manner. Development must occur in a manner that results in a logical urban pattern with long-term value rather than short-term gains. Without the long-term vision and coordination between municipalities, development decisions will result in haphazard suburbanization of the city, and impacts on environmentally sensitive areas, and increases traffic congestion.

Overview of the Comprehensive Plan and its Development

Plan Specifics

The City of Bonner Springs is located primarily in western Wyandotte County, with small land areas extending into northern Johnson County and eastern Leavenworth County, Kansas. The City's geographic location is in the vicinity of several regional freeways and highways: I-70 and I-435 Interstates; K-7 and K-32 highways, along with U.S. 24/40.

Figure 1.1, Vicinity Map



US 24/40 Hwy (State Avenue) serves as the northern boundary for the city limits and the planning area, while the city limits and planning area boundary meander on the east, extending as far east as 110th Street. The Wolf Creek drainage basin in Leavenworth County is the western boundary of the planning area, which is based on the city's ability to provide cost effective municipal services in the sub-drainage basin.

Small watersheds are more suitable for long-range planning than other units such as a major river basin or county line. Most land problems are linked with water problems. More than half of the flood damage in the United States occurs in small watersheds. Most of the drainage needs are confined to small watersheds. Many of the problems of erosion, as along watercourses, can be solved only by public action at the watershed level of planning.

The Kansas River is the county line between Wyandotte and Johnson Counties, and serves as the city's southern city limits, except for the Bonner Springs Industrial Park south of the River and east of K-7 Highway. The Bonner Springs Industrial Park and Industrial Park East have limited area for development, and expansion is being considered. An 800-acre pie shaped triangle referred to as the "Loring Service Area" lies in unincorporated Wyandotte County, and is under City of Bonner Springs land use regulatory authority. The area—between the Kansas River and the southern city limits on the north (generally south of Stillwell Road), and the Leavenworth County Line (142nd Street) on the west—is subject to an interlocal agreement between the City and the Unified Government of Wyandotte County for planning, zoning, and subdivision jurisdiction.

The Planning Commission complemented with a community survey set forth the topics of importance, future land uses and how the residents wish the City to grow. The goals, strategies, and action steps developed will require both public and private resources and cooperation in order to achieve them. The following section is intended to provide additional information on common concerns raised regarding a comprehensive plan and specific topics and recommendations discussed in the Plan.

The adoption of the Comprehensive Plan does not affect my property's current zoning or use

The Comprehensive Plan does not suddenly change zoning classifications nor correct potential zoning classification errors, land use or development issue within the City; rather it is designed to guide the community as it makes decisions about the future so that the goals established in the Plan can be reached. The Plan is another tool the City possesses in which to evaluate development and redevelopment opportunities.

The adoption of the Comprehensive Plan does not cause changes to the current zoning ordinance and subdivision regulations

Adoption of the Comprehensive Plan will not change the current zoning and subdivision regulations. However, the Plan does recommend the regulations be changed and updated because planning and development policies and practices have changed.

Recommendations outlined in the Comprehensive Plan be implemented in several ways.

Implementation is the key to a successful comprehensive plan and community participation is the key to successful implementation. To initiate implementation of the Plan the City Council and Planning Commission will meet in joint work sessions to prioritize and delegate tasks. Although the City will utilize the Plan the most and be the primary contributor on many of the tasks, it cannot accomplish the goals alone. Several organizations and agencies such as the school district, homeowner's associations, Mid-America Regional Council and the State of Kansas, along with individual citizens are key components to implementing the plan.

The Plan and its Role

Possessing a future goal and vision is important because the decisions made now will impact the community for decades to come. The intent of the Comprehensive Plan is to establish a vision for the future of Bonner Springs and guide decision making, policies, programs, and projects so that the vision may be realized. It provides a comprehensive, long-term and general policy framework, which will direct the future growth of the City. The Plan strives to ensure Bonner Springs will experience orderly, healthy and harmonious growth that maximizes public benefit while minimizing public cost.

Role of the Planning Commission

The City Planning Commission is composed of not more than nine (9) members appointed by the Mayor and confirmed by the Council Members. Since the city's Zoning Ordinance applies to land which is located outside the corporate limits of the City, two (2) of the members of the Commission must reside outside of the corporate limits of the City and within the unincorporated area subject to the zoning regulations. No other member(s) of the Planning Commission may be a non-resident of the City.

The following are the roles of the Planning Commission in the community building process.

- Adopt a Comprehensive Plan for the physical development of land within the City of Bonner Springs and the surrounding unincorporated planning area, which together are considered to form the Bonner Springs community.
- Serve as an advisory body to the City Council.
- Hold public hearings to obtain public opinion regarding each rezoning, special use permit application and proposed text amendments
- Adopt a recommendation to the City Council on each rezoning and special use permit application and proposed text amendments.
- Approve or disapprove both preliminary plats and final plats.
- Approve or disapprove site plans for new development or redevelopment projects.

Planning Commission should consider Kansas case law, specifically the seven golden criteria, in determining whether the request has merit. These criteria are:

1. Whether the zoning/ use would be consistent with the zoning and uses of nearby properties.
2. Whether the zoning/ use is compatible with the character of the neighborhood.
3. Suitability of the property for uses to which it has been restricted.
4. Extent of detrimental effects to nearby parcels should the rezoning/ permit be approved.
5. Length of time the property has remained vacant as zoned.
6. Relative gain to the public health, safety and welfare as opposed to the hardship imposed upon the landowner by denying the request.
7. Whether the zoning/ use is in keeping with the Comprehensive Plan.

Role of the City Council

The City Council is responsible for enacting and amending the City's Zoning Ordinance and Subdivision Regulations after consideration of the recommendations by the Planning Commission. This responsibility includes amendments to the Zoning Map for the city and the unincorporated area of Wyandotte County in the Loring Service Area. The role of the City Council in the subdivision process is to accept or reject dedications of easements, rights-of-way and the public lands, and approve financial guarantees or financing mechanisms to ensure construction of all public improvements.

The City Council does not have a direct role in regard to the Comprehensive Plan. By statute, The Planning Commission is responsible for the preparation, adoption, and implementation of the Comprehensive Plan. However, Article IV of the City Zoning Ordinance states "*no comprehensive plan shall be effective unless approved by the Governing Body.*"

When recommending action on rezoning of land, special use permits, subdivisions, and text changes to the Zoning Ordinance and Subdivision Regulations, the Planning Commission must consider compatibility and compliance with the Comprehensive Plan. The following are the roles of the City Council in the community planning process.

- Adopt and amend the Comprehensive Plan and all associated plan maps after considering the Planning Commission's recommendation.
- Enact and amend the Zoning Regulations and zoning district map after considering the Planning Commission's recommendation.
- Enact and amend the Subdivision Regulations after considering the Planning Commission's recommendation.
- Approve annexations following the appropriate considerations.
- Approve Special Use Permits after considering the Planning Commission's recommendation.
- Grant waivers to required public improvements and/or public improvement specifications of the Subdivision Regulations as deemed necessary.
- Accept or reject dedications of easements, rights-of-way and public lands on subdivision final plats after the final plat has been approved by the Planning Commission. This responsibility does not include approving subdivision plats.
- Approve engineering plans for construction of publicly funded public improvements.
- Approve financial guarantees or financing mechanisms to ensure construction of all public improvements within subdivision plats.
- Accept public improvements after they have been constructed and are found to have been constructed in accordance with the approved engineering plans.
- Appoint members of the Planning Commission and the Board of Zoning Appeals.

Role of the Board of Zoning Appeals

The City of Bonner Springs Board of Zoning Appeals (BZA) consists of five (5) but not more than seven (7) members appointed by the Mayor with the approval of the City Council. The Board membership includes one member of the Planning Commission and at least one member who is a resident of the area outside the City's limits since zoning regulations have been enacted which affect land outside the corporate limits of the City.

The role of the BZA is primarily a quasi-judicial body rather than an advisory or legislative one. In the case of an appeal, the responsibility of the Board of Zoning Appeals is to rule on the interpretation of the *Zoning Ordinance* whenever there is an ambiguous provision or an alleged error. The Board has the power to hear and decide appeals where it is alleged that there is error in any order, requirement, decision or determination made by the Planning Department in the enforcement of the zoning ordinance regulations.

Role of the Community Development Department

The Community Development Department is charged with implementing the policy decisions of the City Council and the Planning Commission. In addition, the Community Development Department is responsible for performing building inspections, investigating code violations and economic development. This plan recommends that the Community Development Department continue to oversee the different activities, however, they should be separated and additional staff should be provided to focus on each of the critical areas: planning and zoning, building codes and permits, and code enforcement and economic development. This would allow for a more thorough evaluation of issues as they arise.

The costs associated with the Community Development Department are partly offset by the fees collected for applications, permits, and violations. The existing fee structure should be reviewed and compared with other similar communities so that appropriate changes can be made, while keeping the fees competitive with other communities.

The Role of the City Zoning Ordinance

The Zoning Ordinance of the City of Bonner Springs is a legislative tool used to implement the Comprehensive Plan. K.S.A. 12-753 permits the Governing Body to adopt Zoning regulations dividing land into districts of such number, shape, area and of such different classes, according to the use of land and buildings and the intensity of such uses, as deemed necessary to carry out the purposes of the adopted Comprehensive Plan.

The purpose of a zoning ordinance is to:

1. encourage appropriate uses of land;
2. maintain and stabilize the value of property;
3. reduce fire hazards and improve public safety and safeguard the public health;
4. decrease traffic congestion and its accompanying hazards;
5. prevent undue concentration of population;
6. create a comprehensive and stable pattern of land uses on which to plan for transportation, water supply, sewerage, schools, parks, public utilities, and other facilities; and
7. protect and promote the public health, safety, convenience, comfort and general welfare.

The Basis of Decision Making

In administering the plan and zoning and subdivision regulations, the Bonner Springs Planning Commission follows rules and procedures, as set forth in their commission bylaws. It is crucial that the decisions of the commission are made fairly and that they have the appearance of fairness. The credibility of the Planning Commission will erode if there is an appearance of unfairness or impropriety in members of these public bodies. For this reason, it is important that its code of conduct be followed as closely as possible.

1. **Serve the Public Interest.** The primary obligation of Planning Commission members and planning staff is to serve the public interest.
2. **Support Citizen Participation in Planning.** Because the definition of the public interest is modified continuously; Planning Commission members and planning staff must recognize the right of citizens to seek to influence planning decisions that affect their well-being.
3. **Recognize the Comprehensive and Long-Range Nature of Planning Decisions.** Planning Commission members and planning staff should recognize and give special consideration to the comprehensive and long-range nature of planning decisions: seek to balance and integrate physical (including historical, cultural, and natural), economic, and social characteristics of the community or area affected by those decisions.
4. **Expand Choice and Opportunity for All Persons.** Planning Commission members and planning staff should strive to make decisions which increase choice and opportunity for all persons; recognize a special responsibility to plan for the needs of the disadvantaged population; and urge that policies, institutions, and decisions which restrict choices and opportunities be changed.
5. **Facilities Coordination through the Planning Process.** Planning Commission members and planning staff must encourage coordination of the planning process.
6. **Maintain Public Confidence.** A Planning Commission must conduct itself publicly so as to maintain public confidence in the public planning body, and the official's performance of the public trust.

Community Input

A Comprehensive Plan must be based on the collective desires the community has for its future. If the plan does not reflect these desires, it is irrelevant. To ensure the Plan is representative of the community's vision, a survey was sent to random residents, both within the city limits and within our projected growth area. It was also sent out via our Social Media networks, flyers were posted in over twenty (20) businesses within the city that included a QR scan code that would take citizens to the survey page, website links were provided in our monthly newsletter along with several other means in order to gain residents and non-residents opinions.

The survey gave an opportunity for the citizens to prioritize; among other things, the preferred locations of future commercial and industrial growth, the necessity of parks and trails, the types of developments individuals would like to see occur and investment opportunities. Referencing the recent citizen survey, the existing Comprehensive Plan, a study of the surrounding areas as well as research by the Planning Commission, the Planning Commission developed the updated Comprehensive Plan.

However, the participation of the community cannot end once the Comprehensive Plan is written and adopted. In order to achieve the goals established in the Plan, the community must participate in the implementation stage of the process. Successful development and revitalization is feasible provided community leaders and caring and concerned citizens take action, use the Plan as a guide, adhere to sound judgment, and use thoughtful, intelligent and reasonable observation and decision making.

Overview of the City / Existing Conditions

Background Information

Bonner Springs is one a few cities located within three different counties; we are a rapidly growing suburban community located on the west side of the Kansas City Metropolitan Area with great residential, commercial and industrial development potential.

Bonner Springs has been a working community since its incorporation and prior; as early as 1812 it was reputed to be the first commercial center and permanent settlement in Kansas. The area was explored by Francisco Vazquez de Coronado and used as a camp during the winter of 1541-1542. In 1812 the Chouteau brothers established a temporary settlement and started a trading post named “Four Houses”. In 1830 a local Delaware Indian named Henry Tiblow took charge of a ferry that had previously been established for crossing the Kansas River for trade purposes. “Red John” or John McDaniel owned much of the land that abutted the river and is known as the “founder” of modern-day Bonner Springs; this name though was not original, the town was originally named after Henry Tiblow, whom was McDaniel’s friend.

Bonner Spring’s close proximity to the Kansas City Metro area and easy access to major thoroughfares like I-70, I-435 And Kansas State Highways 7 and 32 have contributed to the area’s steady growth.

Demographics

Demographics are the characteristics of human populations and are one form of measurable social information. They provide a variety of data, including the number of people in the community, the community’s education levels, income levels, and housing stock. By examining local demographic data, it is possible to recognize certain trends and anomalies. This data and trends can help evaluate the existing and future needs of the community.

There is a large amount of information available from the United States Census Bureau and many pages could be dedicated to displaying and analyzing demographic data. However, for the City of Bonner Springs, much of this information will have little advantage in developing specific proposals that will prove beneficial to the community. Therefore, this Plan will highlight a limited amount of statistical data concerning population, housing, and economics that may be of interest to the community and may lead to the creation of specific implementation proposals.

The following table provides a comparison of selected demographic data from Bonner Springs with other cities located in or near the Kansas City Metropolitan Area.

DEMOGRAPHICS TABLE

SUBJECT	BONNER SPRINGS	EDWARDSVILLE	EUDORA	DE SOTO	BASEHOR	LANSING	KANSAS CITY
2020 Total Poulation	7837	4506	6408	6118	6896	11239	156,607
2010 Total Population	7314	4340	6136	5720	4613	11265	145,786
Population Change (2010-2020)	(+) 7.15%	(+) 3.82%	(+) 4.43%	(+) 6.95%	(+) 49.4%	(-) 0.23%	(+) 7.4%

2020 vs. 2010 POPULATION CHARACTERISTICS

	2020 vs 2010		2020 vs 2010		2020 vs 2010		2020 vs 2010		2020 vs 2010		2020 vs 2010		2020 vs 2010	
Population Denisty (pop/sq.mi.)	(+) 489.8	454.3	(+) 481.9	471.7	(-) 2105.3	3068	(+) 542.3	506.2	(-) 952.4	1488.1	(-) 905.6	909.2	(+) 1220.6	1168.1
Average Household Size	(+) 2.59	2.55	(+) 3.08	2.55	(+) 2.99	2.84	(+) 2.8	2.72	(+) 2.83	2.81	(+) 2.95	2.87	(+) 2.73	2.7
Median Age ⁽¹⁾	(-) 40.5	35.7	(-) 37.5	36.9	(-) 35.1	31.8	(-) 35.9	35.4	(+) 36.9	37.6	(+) 34.4	36	(-) 33.5	32.9
% Owner Occupied Housing	(+) 72%	66.7%	(-) 81.9%	95.1%	(+) 62.9%	61.7%	(+) 63.6%	57.0%	(-) 74.3%	80.4%	(+) 75.8%	74.2%	(-) 57.5%	58%
% Vacant Housing Units	(+) 3.1%	10.2%	(-) 6.18%	4.9%	(+) 5.9%	6.9%	(+) 4.5%	7.8%	(+) 1.9%	7.4%	(-) 5.5%	4.9%	(+) 11.9%	12.5%
% Strucutres Built Prior to 1999 ⁽²⁾	(+) 79.7%	83.2%	(+) 76.8%	77.1%	(+) 53.9%	66.5%	(-) 80.8%	68.2%	(+) 45.8%	48.2%	(+) 70.8%	87.7%	(+) 89.4%	92%
Median House Value	(+) 179000	\$152,700.00	(+) \$139,300.00	\$132,700.00	(+) \$177,800.00	\$137,500.00	(+) 241,000.00	\$187,900.00	(+) \$237,900.00	\$194,100.00	(+) \$177,600.00	\$172,200.00	(+) \$101,300.00	\$86,800.00
Over 25 w/College Degree	(+) 21.8%	19.5%	(+) 24.6%	20.8%	(-) 31.8%	32.1%	(+) 33.9%	28.9%	(-) 32.6%	36.2%	(+) 38.7%	28.3%	(+) 17.9%	15.8%
Median Household Income	(+) \$68,250.00	\$61,761.00	(-) \$40,086.00	\$53,783.00	(+) \$87,392.00	\$65,081.00	(+) \$60,568.00	\$59,091.00	(-) \$84,906.00	\$91,336.00	(+) \$87,154.00	\$86,635.00	(+) \$46,424.00	\$42,315.00
Per Capita Income	(+) \$29,168.00	\$26,246.00	(+) 29,969.00	\$23,018.00	(+) \$30,340.00	\$28,196.00	(+) \$31,499.00	\$29,909.00	(-) \$36,018.00	\$37,474.00	(+) \$33,724.00	\$28,259.00	(+) \$22,591.00	\$20,283.00
Family Poverty Rate - Past 12 months (% of population)	(-) 8%	7.3%	(-) 5.7%	3.5%	(+) 8.7%	9.9%	(+) 3.2%	17.9%	(-) 8.8%	2.6%	(+) 0.5%	8.2%	(+) 15.5%	20.1%
% Workforce in Manufacturing	(+) 13%	12.4%	(-) 8.2%	9.5%	(+) 12.2%	10.1%	(-) 11.1%	12.1%	(-) 5%	7.5%	(-) 6.9%	7.9%	(+) 13.4%	12.1%

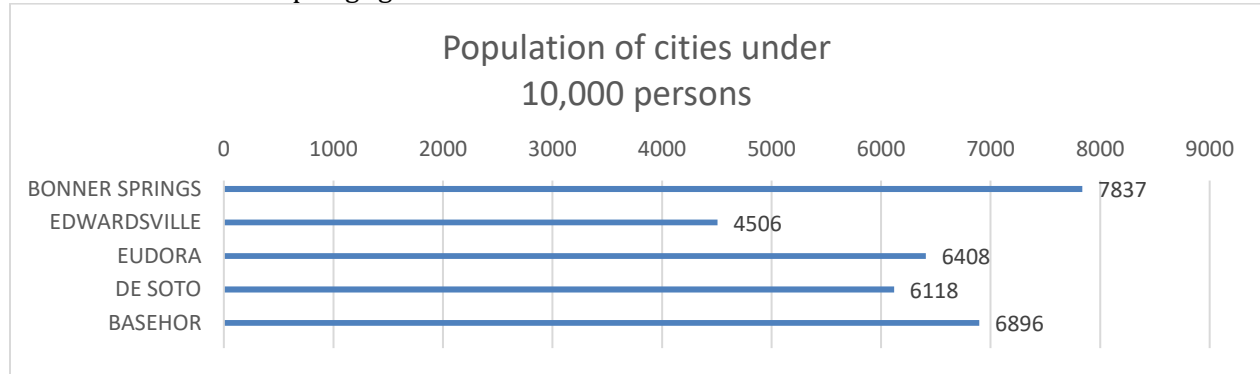
Bold Blue equals positive or increase (+)

Bold Red equals negative or decrease (-)

1. An increase in the Median age; while shown as a negative or decrease is not the actual case. It may indicate a long term shift in residency. It may indicate families settling down and staying in one community longer than previous years, it may indicate an increase in affordable housing for the agining population or residences constructed specifically for age related housing, or a community that is 'aging in place', in which specific planning opportunities could and should be utilized.
2. The decrease indicated in the percentage of houseing strucutres built prior to 1999 indicates the increase in new housing stock, it indicates new residential development over the 10 year period utilized

Population

Over the 10-year span (2010-2020) between Census counts Bonner Springs saw a 7.15% increase in population, resulting in an estimated growth of 523 residents. Bonner Springs has the largest population for the five cities under 10,000 persons used in the Demographics Table comparison, it is near the top in terms of percentage of population growth amongst all cities compared. The City has great highway and Interstate access, a thriving downtown business district and is in close proximity to other commercial areas such as Village West. These factors have, and continue to, contribute to Bonner Springs growth.



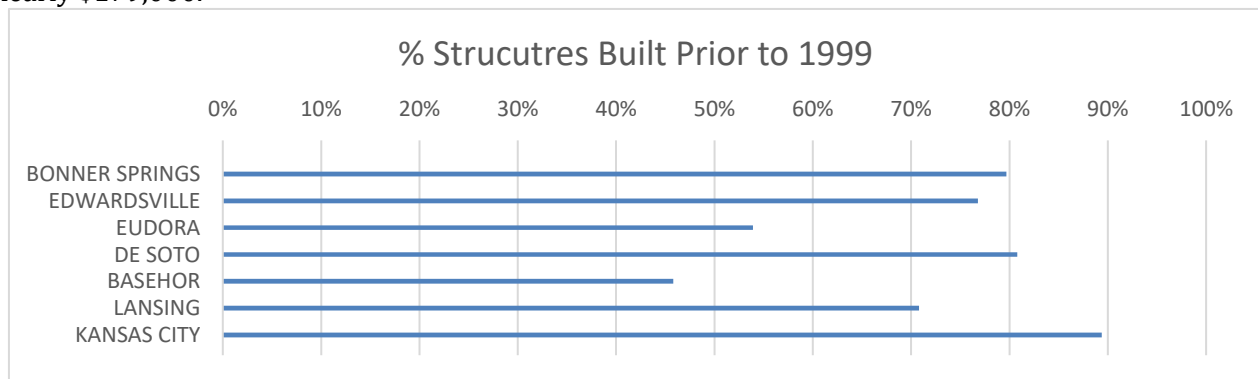
The table above is taken from the demographics table on the previous page and the American Community Survey

Policy Implications

Similar to the other smaller communities around the metro region, Bonner Springs is likely to experience continued population growth. An increase in population will place an increased demand on services, infrastructure, and schools, these must be taken into account.

Housing

In general, the seven (7) communities evaluated have similar housing characteristics with above average percentages of owner-occupied homes and low percentages of vacant structures. 72% of Bonner Springs housing stock is owner occupied. Overall, between 45% to 89% of all compared cities' housing structures were built prior to 1999 with Kansas City, Kansas having the majority of older structures. Bonner Springs is at the upper end of this comparison with 79.7% of homes built before 1999. In terms of housing value, Bonner Springs has the third highest median house value at nearly \$179,000.



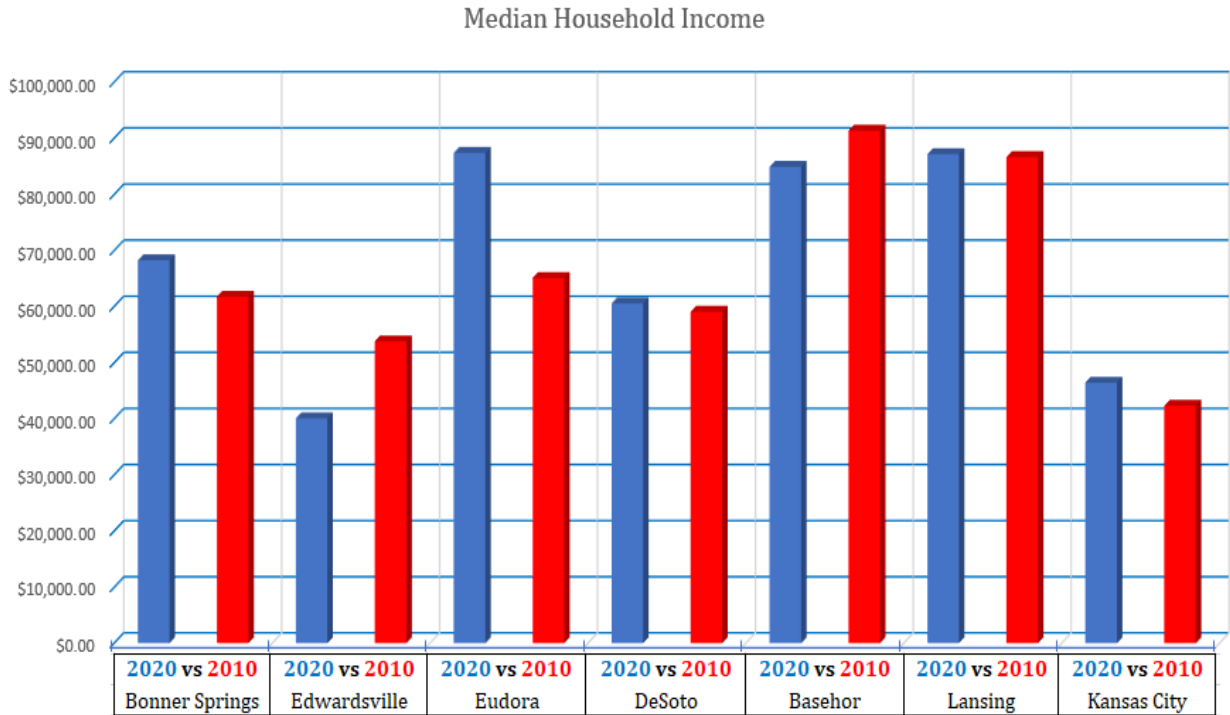
The table above is taken from the demographics table on the previous page and the American Community Survey

Policy Implications

It is anticipated that Bonner Springs will continue to grow at a quick pace, which will create a demand for housing. Especially with such a small portion of the existing structures being vacant, new housing construction is a necessity and development should be encouraged. As demand increases, it is likely that housing prices will go up across the community. Generally, this is a good situation, but it is also important to consider what affect this will have on first time home buyers and lower-income households.

Economics / Education

Generally, there is a correlation between educational attainment, income and poverty rates. There seems to be a few examples of this among the communities compared. All of the communities compared have a median household income that averages \$67,825, this is above the Kansas average of \$61,091. Bonner Springs sits at a household income level of \$68,250, a nearly 10% increase from 2010. Bonner Springs has a below average percentage of residents holding post-secondary degrees at 21.8% vs. the average of 28.7% this puts Bonner Springs at the bottom end of these comparisons.



The table above is taken directly from the demographics table on the previous page and the American Ccommunity Survey

Policy Implications

Bonner Springs is fortunate enough to be in close proximity to a variety of employment opportunities due to the closeness of the Kansas City metro area. This is indicated by the 13% of Bonner Springs residents that are members of the manufacturing workforce.

Considering the connection between educational attainment and income levels it will be important for the community to continue to support education.

ECONOMIC DEVELOPMENT

Bonner Springs continually markets itself to draw people to the community, with our many festivals and downtown gatherings, the community and surrounding residents are finding out Bonner Springs is a vibrant destination. Downtown has seen recent investments—by both the public and private sectors—but has opportunities for continued investment. However, the city must continue to promote itself as a unique destination. The city needs to plan for and invest in further land for industrial and business park development.

In order to promote and foster quality community and economic growth, the City has developed an Economic Development Incentive Policy which grants certain financial incentives to new and existing businesses. Included in the Policy are seven (7) specific incentive packages, they are as follows:

Neighborhood Revitalization Property Tax Rebate Plan (NRP) – The Neighborhood Revitalization Plan Property Tax Rebate Programs help promote revitalization of the inner urban area of the city, Lake of the Forest, and northwest area of the city. The programs also promote vitalization of the K-7 commercial corridor, a large area extending north to I-70 from the inner urban area, and the area adjacent to the Kansas Speedway. Set to expire on December 31, 2025

Tax Increment Financing (TIF) – Tax increment financing (TIF) is a real estate redevelopment tool applicable to industrial, commercial, and residential projects. TIF uses the anticipated increases in real estate tax revenues to reimburse the developer for qualified costs or retire bonds sold to finance qualified redevelopment costs. Qualified costs may include: public improvements, site preparation, parking facilities, landscaping and decorative amenities, and land acquisition costs. Buildings or other structures owned or leased by a developer do not qualify.

Industrial Revenue Bonds (IRB) – This is a cost-efficient method that finances up to 100% of the purchase of land and costs to construct and equip new facilities or the costs to acquire, remodel, and expand existing facilities. Industrial Revenue Bonds (IRB) are securities issued by cities, counties, and the Kansas Development Finance Authority. There are tax-exempt and taxable bonds based upon what is financed. Other IRB benefits include eligibility for a property tax exemption for up to 10 years and a sales tax exemption for labor and materials purchased for new facilities.

Transportation Development District (TDD) –

A transportation development district (TDD) may be created to finance certain transportation related projects or infrastructure in connection with a development. Eligible projects may include bridges, streets, interchanges, intersections, signage, traffic signals, parking lots, parking garages, bus stops and stations, airports, docks, lake or river ports, railroad, light rail, mass transit facilities, and land acquisition

Community Improvement District (CID) –

Community Improvement District (CID) financing allows cities / counties to levy special assessments or a sales tax of up to 2% within a CID and to use proceeds of the assessments and/or sales tax to either finance projects within the CID or to pay debt service on Special Obligation (SO) or General Obligation (GO) bonds issued to finance projects within the CID.

Special Benefit District – This type of financing may be used for public streets, sanitary sewers, water mains, storm water, and other public improvements when those improvements confer a special benefit upon property within a defined area. Established special benefit districts levy and collect special assessments upon property in that district and provide for the payment of all or part of the improvement costs from proceeds of such special assessments.

Rural Housing Incentive District (RHID) -

provide reimbursements to developers in building housing in rural communities by financing housing development infrastructure or renovations of buildings or structures built over 25 years ago for residential use in a central business district. There must be an established RHID defined by an adopted City or County resolution. RHID captures the incremental increase in property taxes created by the development project for up to 25 years. RHID is available for any city with a population under 60,000, counties under 80,000, or the City of Topeka.

Small Business Attraction & Incentive Program – For a qualifying business, the city will provide grant funds based upon a certain percentage of their retail sales on goods and/or services of which the Kansas retailer's sales tax is actually paid to the Kansas Department of Revenue. The city will also waive and reimburse certain fees. If a new or existing retail business moves into a vacant tenant space, the business owner may qualify for this incentive program based upon the eligibility requirements and program policies.

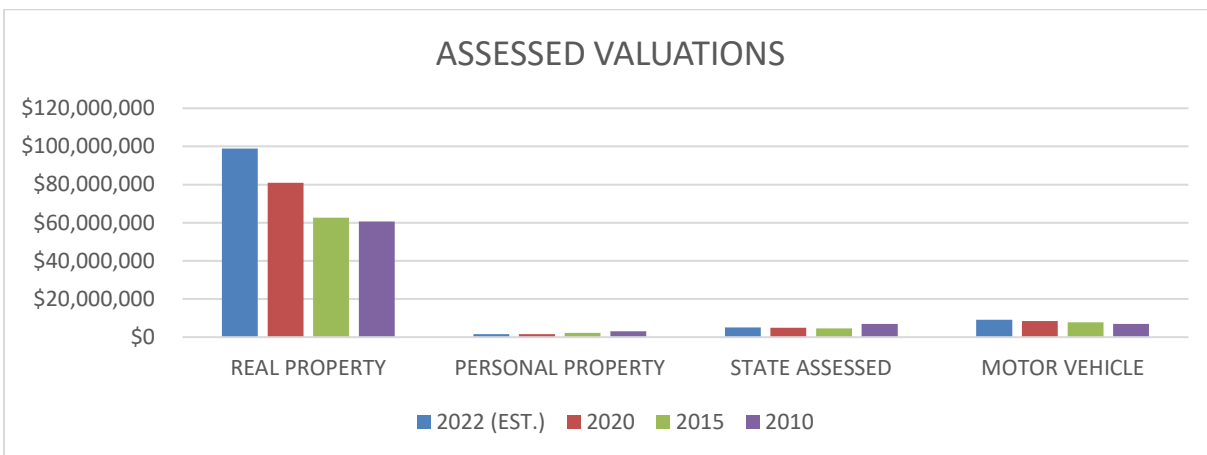
Building permits had seen a steady increase annually between 2001 and 2008. Between 2016 and 2020 the valuations of permits fluctuated with large commercial/industrial projects boosting the construction values of permits above \$30 million. Residential home construction had seen a steady decline over the past ten (10) years but began to climb again slowly, with 2020 having an estimated construction value of \$2,535,000, and an additional \$605,450 in remodels, additions and alterations.

	2021	2020	2019	2018	2017	2016
Residential	4	11	1	4	14	26
Commercial/ Industrial	1	2	6	4	2	2
Additions, Alterations, Remodels, etc.	25	16	201	293	268	22
Total Valuation	\$43,054,344	\$7,355,450	\$31,589,653	\$33,257,315	\$4,392,708	\$6,429,986

Assessed Valuation

The City is located primarily in Wyandotte County, Kansas. However, a small portion of the City (approximately 5 percent of assessed valuation) is located in adjacent Leavenworth and Johnson Counties. The following table gives the total assessed valuation of the City for the years indicated.

YEAR	REAL PROPERTY	PERSONAL PROPERTY	STATE ASSESSED	MOTOR VEHICLE	TOTAL ASSESSED VALUATION
2022 (EST.)	\$98,871,758	\$1,610,196	\$5,043,841	\$9,137,854	\$114,663,649
2020	\$80,899,028	\$1,646,874	\$4,869,437	\$8,390,104	\$95,805,443
2015	\$62,615,821	\$2,234,081	\$4,633,982	\$7,843,876	\$77,327,760
2010	\$60,609,018	\$3,114,864	\$6,900,839	\$6,900,839	\$74,963,447



Estimated Actual Valuation

Based on assessment percentages provided by Kansas Statutes and estimated appraised valuations provided by the Wyandotte, Leavenworth, and Johnson County Clerks' Offices, the following table provides an estimated actual value for all taxable property within the City in the years indicated.

YEAR	RESIDENTIAL REAL ESTATE EQUALIZATION RATIO	ESTIMATED ACTUAL VALUE
2021	N/A	\$673,602,031
2020	10.51%	\$636,777,057
2015	11.2%	\$515,183,894
2010	11.59%	\$485,689,438

Largest Taxpayers

The following table lists the largest taxpayers in the City, and their most recent assessed valuations.

Table 2.1—Assessed Valuations

Taxpayer	Assessed
WAL MART REAL ESTATE BUSINESS TRUST	\$2,195,901
EVERGY KANSAS CENTRAL, INC	\$1,911,424
DEFFENBAUGH INDUSTRIES INC	\$1,726,962
ATMOS ENERGY CORP	\$1,274,088
NEW VENTURE I, LLC	\$1,049,827
TRIANGLE SELF STORAGE LLC	\$859,650
PC REALTY TRUST	\$794,950
INDIVIDUAL	\$756,243
AP INVESTMENTS, INC	\$703,225
CSM BAKERY PRODUCTS N.A.	\$654,471

Sales Tax

The City levies a 1.75% local option sales tax on all applicable goods and services purchased or provided within City limits. The City tax includes a .50% of the City tax was implemented in 1981, another .50% City tax was implemented in 1985, and .25% was implemented in 2017. In October 2003, an additional .25% was added by the City to fund emergency service improvements. This was a 10-year tax which was extended in 2013 for an additional 10 years. In November 2004, an additional .25% was added by the City to fund capital improvements. This is a 10-year tax. Wyandotte County and Leavenworth County currently levy a 1% local option sales tax on all applicable goods and services purchased or provided within the county. These taxes are in addition to the State's 6.5% sales tax. The total sales tax in the Wyandotte County and Leavenworth County portions of the City is 9.25% of cost.

Johnson County currently levies a 1.475% local option sales tax making the total sales tax in the Johnson County portion of the City 9.725%. The State of Kansas is responsible for collection and distribution of all sales taxes. Countywide local option sales taxes are distributed monthly to the County and the cities within the County on a basis of population and relative tax levy. Citywide local option sales taxes are disbursed monthly in full directly to the City. Statewide sales taxes are retained by the State and not distributed to local municipalities. The following table shows the amount of county and city local option sales taxes distributed to the City since 2010.

YEAR	CITY'S PORTION OF COUNTY TAXES	CITY TAX	TOTAL
2021	\$1,415,568	\$4,361,152	\$5,776,720
2020	\$1,202,364	\$3,898,623	\$5,100,987
2015	\$1,084,498	\$3,629,276	\$4,713,774
2010	\$847,747	\$2,919,000	\$3,766,747

Tax Levies

The City may levy taxes in accordance with the requirements of its adopted budget. The County Clerk determines property tax levies based upon the assessed valuations provided by the Appraiser and spreads the levies on the tax rolls. The following data lists the total mill levy of the City for the last five years. One mill equals \$1 of taxes per \$1,000 of assessed valuation.

FUND	2021 levy for 2022 Budget	2020 levy for 2021 Budget	2019 levy for 2020 Budget	2018 levy for 2019 Budget	2017 levy for 2018 Budget
GENERAL	29.398	24.530	24.392	23.650	23.853
LIBRARY	4.477	4.477	4.723	4.824	4.800
BOND & INTEREST	9.017	9.321	9.288	9.849	5.036
TOTAL	42.892	38.328	38.403	38.232	33.689

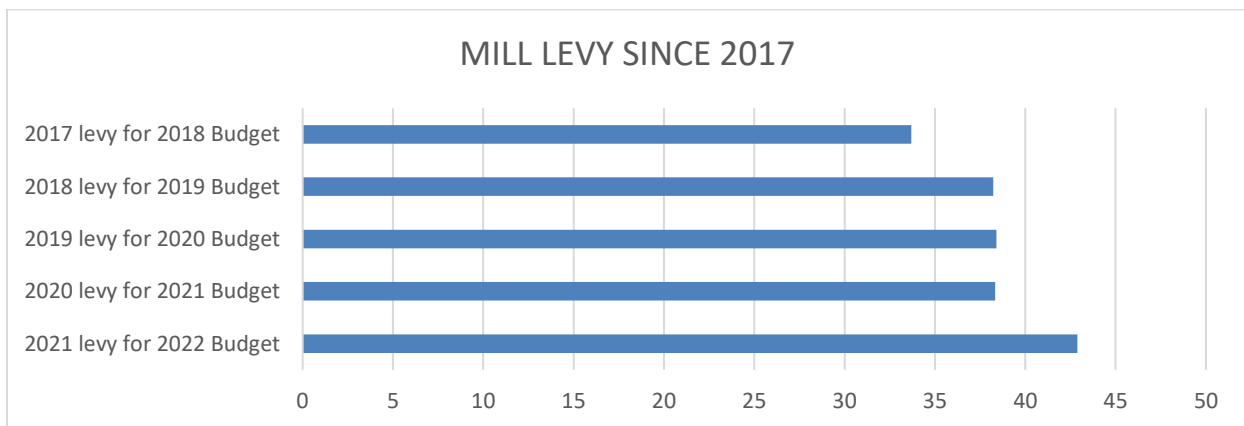
In 2023 the value of one Mill is currently equal to \$114,664.00

The total Mill Levy rate for Wyandotte County sits at 168.257574

The total Mill Levy rate for the City of Bonner Springs sits at 42.892 (as indicated above)

Impact of Total Mills on an Individual Home**Formula:**

First Step:	\$250,000 (value of the home)	x	<u>0.115</u> (Residential %)	=	<u>\$28,750</u> (assessed value)
Second Step:	<u>\$28,750</u> (assessed value)	x	<u>168.258</u> (total mill rate)	/ 1000 =	<u>\$4,837.41</u> (total property taxes due)



Existing Land Use

The way in which land use is distributed throughout a city requires thoughtful decision-making and is not simply a random process. Several factors influence how a piece of property is zoned and used. Economic variables such as market demands, the cost of property, and the cost of construction, as well as, environment factors like soil conditions, topography, and locations of floodplains all influence land use patterns. Although these factors are out of the control of the City there are other influencing factors that the City can control. This includes traffic patterns, the capacity and location of public utilities, the delivery of municipal services and the City's physical appearance. However, these factors are not constant and just as they influence land use, each change in land use impacts them.

Bonner Springs currently has seventeen zoning districts, of which seven are strictly residential land uses, two of those are for mobile home or manufactured home parks/subdivisions, three are business land uses, one is mixed-use, allowing for residential and commercial uses simultaneously and two are industrial uses. The Planned District shall be utilized in conjunction with one or more of the zoning districts, known as the "underlying district(s)". The requirements of the Planned District shall be in addition to the requirements of the underlying district, except that the Planned District may modify some of the regulations of the underlying district in specific situations.

Following are the current zoning districts:

Residential

AG	Agricultural District (Loring)
A-1	Agricultural District
R	Rural Residential (Loring)
R-S	Suburban Residential
R-1	Single Family Residential
R-1A	Residential Special District
R-2	Two Family Residential
R-3	Multi-Family Residential
M-P	Mobile Home Park District
M-H	Mobile Home Subdivision District

Planned Development Districts

P	Planned District (See Zoning Ord.)
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Business

C-1	Central Business District
C-2	General Business District
C-S	Highway Service District

Mixed Uses

MX	Mixed Use District
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Industrial

I-1	Light Industrial
I-2	Heavy Industrial

The majority of land within the City is zoned either AG (Agricultural District Loring Service District) or A-1 (Agricultural District Bonner Springs city limits). Additionally, there are several large pockets of dense residential located near downtown and north of the city proper. The bulk of the commercial areas are located at major intersections along Kansas Highway 7 or within downtown.

Excluding the rock quarry east of K-7, four large industrial areas exist throughout the City. However, it is important to remember that zoning classification and land use do not always coincide.

In recent years Bonner Springs has experienced significant industrial growth causing an increase in the number of acres used for this land use category. Although there are some vacant and agricultural properties inside the City, much of the growth has, and is occurring, in agriculturally zoned areas throughout the City. Considering growth trends, it is likely this development will persist and additional land will continue to be developed in this manner.

Policy Implications

The City is experiencing growth and several requests for land use changes. These changes will require careful consideration to ensure the proposed land use patterns are most appropriate for the City and the particular area. Bonner Springs should evaluate its anticipated annexation area and the anticipated land use of those areas. To improve clarity and be in-line with current development standards, updates to the zoning code will be necessary.

Within the zoning districts are uses listed as permitted and permitted via Special Use Permit, these uses should be reviewed, updated, revised or deleted on an annual basis.

Transportation

The transportation system is a vital component of the community. It affects almost every aspect of activity within the community either directly or indirectly. The transportation system is highly visible and deficiencies and improvements are readily noticed. The City currently maintains 144 lane miles or 72 miles of streets, but this number is expected to steadily increase due to development.

Community planning and transportation systems are greatly interrelated and interdependent. An adequate transportation network is a key component of new growth. For this reason, development almost always entails the construction of new transportation networks or the upgrading of existing ones. The costs associated with constructing and maintaining roads continues to rise. In 2022 dollars, it costs nearly \$800 per linear foot for new collector level streets and \$1000-\$1200 per linear foot for retrofitting. Considering these figures, it is important for the City to plan well. It is cheaper and more efficient to construct and maintain a community that is compact and well connected because it reduces the miles of streets that must be built, repaired, and maintained. Additionally, a compact and well-connected city can reduce the response times of emergency vehicles.

The City maintains a major street plan (**Ref. Bonner Springs Future Transportation Map pg 23**).

To assist in the planning, design and maintenance of a street network, streets are broken down using a functional classification system. This system identifies different types of roads based on their design and intended function. While no classification system can fit all situations, they do serve as an effective guide in helping the community adopt standards appropriate to its needs.

The City has adopted the Complete Streets Policy as instituted by the Mid-America Regional Council (MARC). These design regulations are intended to provide for an integrated transportation network with infrastructure and design that allows for safe and convenient travel along and across streets for all users, including pedestrians, bicyclists, public transit riders and motorists; along with individuals of all ages and abilities, including children, families, older adults and individuals with disabilities.

A typical classification system identifies four basic types of streets: Expressway/ Major Arterial, Minor arterial, collector, and local. Expressways are most often regional facilities, such as I-70 and K-7, constructed and maintained by the State. For the purpose of this plan, expressways will not be included in the functional classification of streets for the City. The following table provides additional information on the functional classification of streets in Bonner Springs.

	Minor Arterial	Collector	Local
Purpose	Move large volumes of traffic efficiently	Move moderate amounts of traffic	Provide direct access to properties
# of Lanes/ Lane Width	3-4 (12')	2 to 4 (12'-11')	2 (10.5'-12')
Minimum ROW Width	80'	60'-80'	50'
Pavement Width	36'-48'	24' to 48'	28'
Sidewalks	Minimum 5' wide sidewalks on both sides	5' wide both Sides	5' wide one side
Parking	Prohibited	Permitted	Permitted
Average Daily	More than 12,000	1,500 – 12,000	Less than 1,500
Speed (MPH)	40 MPH	30 – 35 MPH	25 MPH

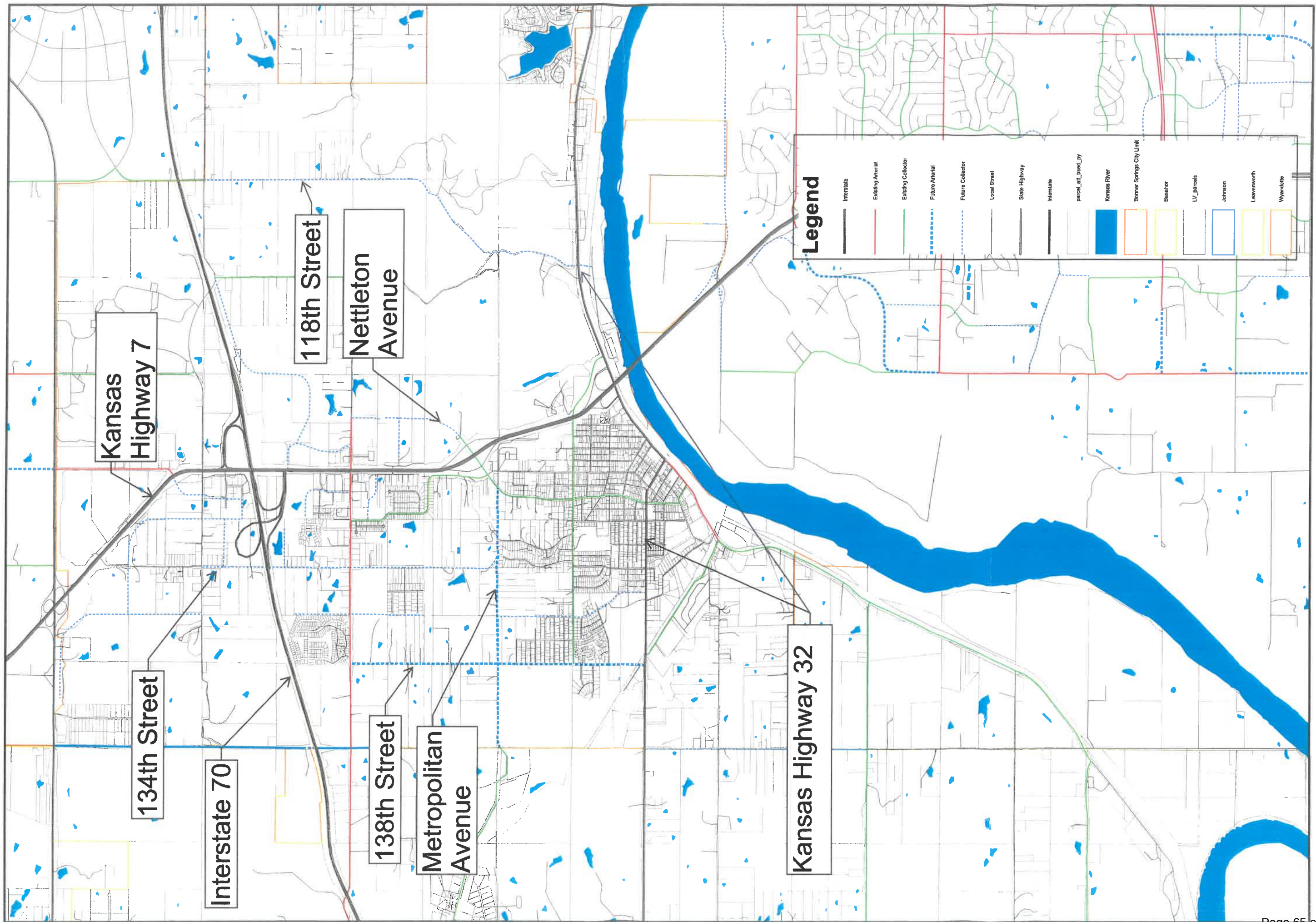
Based on the table above and current conditions, existing streets within Bonner Springs can be placed into an appropriate classification that takes function, land use and traffic volumes into account. Currently Bonner Springs has several major arterial streets located within the city limits; Kansas Highway 7, Kansas Highway 32, U.S. Highway 24/40 and Interstate 70. Minor arterials include portions of Kansas Avenue, portions of 142nd Street and 130th Street. Current or future collector street classifications can be found on streets such as Morse Avenue, Nettleton Avenue, 134th Street, Scheidt Lane and others. The majority of other streets throughout Bonner Springs are classified as local.

The utilization of bicycles as a viable transportation mode has been steadily increasing over the last several years. To accommodate the growing trend, governments at all levels are implementing bicycle programs. The Federal Government has provided funding and guidelines for bike facilities with programs. Cities are becoming more conscious of incorporating trails and sidewalks into their transportation network.

Policy Implications As development and potential annexation continue; the way existing and new roads interface, as well as, design specifications should be examined. Additionally, the City should begin to plan for the incorporation of bicycle transportation systems in new developments and in older neighborhoods.

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BONNER SPRINGS FUTURE TRANSPORTATION MAP



INTRODUCTION – SOILS AND TOPOGRAPHY

This section summarizes natural conditions and man-made improvements that impact Bonner Springs's long-term future. Environmental characteristics and infrastructure in Bonner Springs are the focus of the summary, as they play a significant role in the location and cost of serving development—both existing land uses and “urban systems” and future development. Significant barriers to development in some portions of the city include floodplains and high-water tables, shrink swell soils, soils unsuited for on-site septic systems, and severe slopes.

TOPOGRAPHY**Steep Slopes**

Slopes greater than 15 percent are generally considered a severe limitation for residential development; and greater than 20 percent, barriers to surface infrastructure extensions, such as roads. In the eastern portions of the city, steep slopes occur along the edges of the floodplains and north of the Kansas River in the quarry and campground regions; and west of the city in portions of the Wolf Creek sub basins. (Ref Bonner Springs Development Challenges map at end of this chapter).

Overall, the land within the City limits has a rolling hill topography with significant topographical features moving farther south towards the Kansas River. Bonner Springs is located in nine (9) different watershed drainage areas; thus, providing sanitary sewer service is a vital concern. A considerable amount of land within the community and the future growth area is located in the Wolf Creek basin while the wastewater treatment plant is located nearest the majority of the basins at the southern end of the watershed. This requires a large portion of the City's sewer and potential future portions to be pumped to the wastewater treatment facility.

Soils

Bonner Springs is located in the general soil area of Kansas labeled “deep Loess Drift”. The Soil Survey of the region published by the US Department of Agriculture lists 34 soil series in the three counties. Bonner Springs is further defined into eight (8) general soil associations, with the most widespread being the Sharpsburg-Macksburg association, the Knox-Sibley association, and the Armster-Lagonda-Sharpsburg association. A majority of the soil types in Bonner Springs are unsuited for on-site septic systems due to flooding, soil wetness and slow percolation. Also, local roads may require careful treatment due to the poor quality of the soils. Shrinking and swelling of soils are present in both lowland and upland sites, with uplands being the most prevalent.

Mineral Resources

The geologic formations in Bonner Springs are the Lansing Group and the Kansas City Group. These two groups are generally described as having the potential for production of quarried limestone materials such as riprap, road surface material, and products for the manufacture of cement. In addition, the Kansas City Group contains irregular or thin beds of high sulfur content coal. Neither fossil nor non-fossil mineral resources are actively being extracted in Bonner Springs.

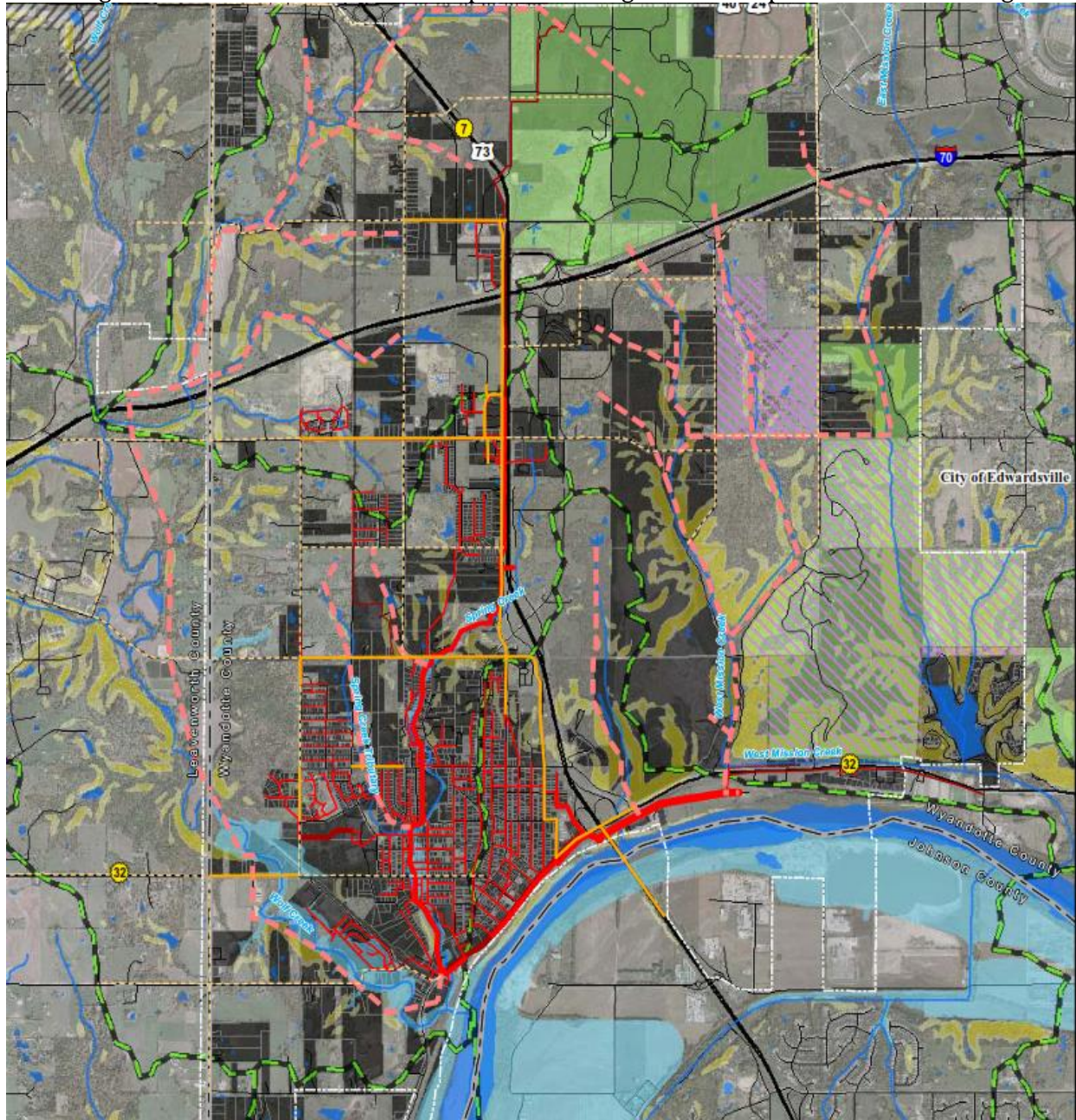
Bedrock

The presence of bedrock near the surface can significantly increase development costs and may make new development prohibitive due to excavation costs. The shallow bedrock in Bonner Springs that may interfere with excavation is mostly soft and rippable with the aid of commonly used construction equipment such as a backhoe.

Ecological Profile / Physical Limitations

The physical characteristics of a community can reveal a lot about its growth patterns, health and vitality. Additionally, understanding the existing physical condition and limitations of the community will offer a better understanding of what issues need to be addressed. Identifying both positive and negative aspects of the community's physical environment will provide valuable insight in developing specific strategies on improving the overall physical image and condition of the community and understanding growth limitations.

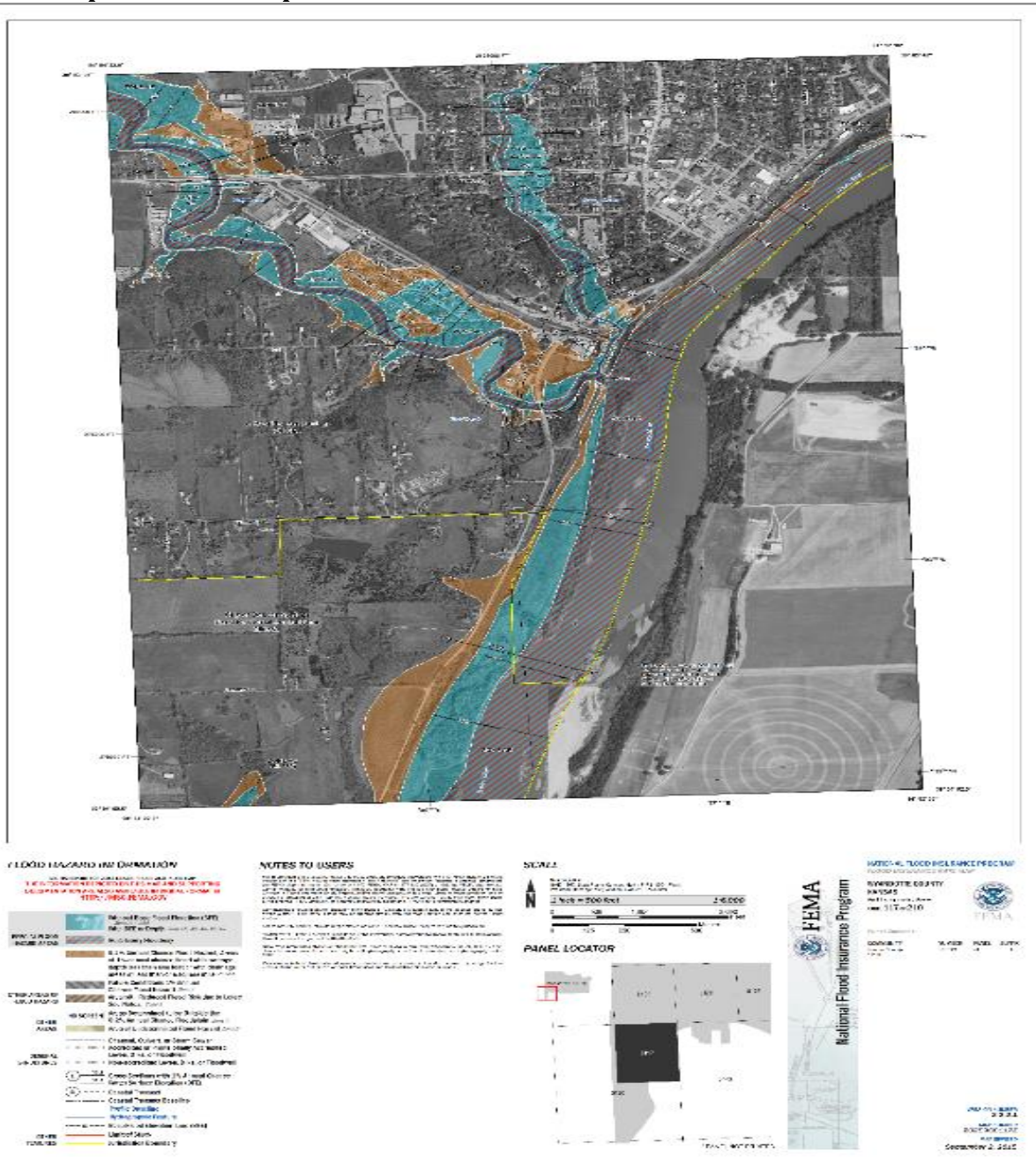
The image below indicates areas of development challenges due to slopes of the surrounding land.



Floodplains

Significant flood prone areas in the City and in unincorporated areas outside Bonner Springs exist in the creeks that flow south to the Kansas Rivers and their tributaries. In the planning area the floodplain boundaries run along the main sub-basins of Wolf Creek, Spring Creek, East Mission Creek and West Mission Creek, and related branches that flow south to the Kansas River. Small watersheds are more suitable for long-range planning than other units such as a major river basin or county line. Most land problems are linked with water problems. More than half of the flood damage in the United States occurs in small watersheds. Most of the drainage needs are confined to small watersheds. Many of the problems of erosion, as along watercourses, can be solved only by public action at the watershed level of planning.

Updated FIRM map of the Wolf Creek basin as it flows into the Kansas River



Surrounding Growth Factors

Much of the land within Bonner Springs is currently used for large tract agricultural and/ or residential purposes or has been left vacant, with large areas of commercial located in downtown and along K-7 Highway. These types of land uses are conducive to growth and will allow Bonner Springs to expand. However, there are factors that will limit the City's expansion. Growth to the east will be restricted by the proximity of incorporated Kansas City, KS, growth to the west will need to occur within Leavenworth County and involve mutual agreements, assistance and an overall combined effort. Other cities may also impact the extent to which the City limits may be extended, however, it will require many years of continuous growth and annexation before Bonner Springs encounters this situation.

Policy Implications Because development within Bonner Springs's city limits is not contiguous the ability to supply all areas of the City with water and sewer services is less efficient. As development continues the way existing and new infrastructure interfaces, as well as, infrastructure design specifications should be examined. Additionally, the City should begin to plan gravity flow sewers throughout the many watersheds located throughout the city.

COMMUNITY FACILITIES

To be truly comprehensive, this Plan must explore the relationship between growth and the services and facilities which must support this growth. If the necessary support facilities are not made available, growth will cease. In particular, the City must monitor its public works and utility services, public safety, and its public building and recreational facilities to properly accommodate new and current citizens and businesses as the community grows.

The City's Capital Improvement Program is adopted annually with each budget. The city is continually budgeting maintenance and reinvestments to bring older systems in line with current needs. For example, there are still many gaps in the city's sidewalk network that need to be repaired and/or constructed. It is difficult for children to walk to school given the limited sidewalk network in the older core area of the community. New infrastructure systems are needed to assist and promote new development. The City is planning for proactive management of growth compared to past decades. There is a general recognition that regional growth is more and more present, and there is a need for strategic planning when providing infrastructure for growth. Again, with the example of sidewalks, the City has been continually replacing dilapidated sidewalk sections and building where there was none on a priority basis, such as on routes to public schools.

City Offices

City Hall is located in the newly renovated "1918" building at 200 E. 3rd Street, one block off our vibrant downtown. The building is occupied by the City Clerk, Utility Billing/Finance Department, Municipal Court, City Administration, Planning & Zoning, Tiblow Transit dispatch, Parks and Recreation Department and the City Council/Municipal Court Chambers. City Hall is adjacent and attached to our Community Center, which houses our Senior Resource Center, several rooms for meetings and a community gymnasium.

Parks and Recreation

The City of Bonner Springs is home to 7 community parks and 2 community buildings. The Community Center is located near the heart of downtown and within walking distance of 2 pocket parks. The Center has 4 rentable rooms for events including a gymnasium, and a separate area for senior activities.

Centennial Park, a small pocket park in the downtown area, is currently used for several different festivals and the farmer's market. It is a landmark for the town as it sports a large yellow caboose and small gazebo.

Kelly Murphy Park is another small pocket park that hosts the band stand drawing thousands of people to enjoy in the City Band's music each year.

Kerry Roberts Memorial Park is nature park that contains an unpaved trail loop, shelter, and swing set.

Lions Park is a 17.5-acre park located in the heart of the city. It contains 3 fully lit baseball fields with concrete dugouts, 3 playgrounds with varying equipment, a concession stand with restroom, two shelters, a trail system that connects to South Park, and a fenced dog park.

North Park is located in a quiet residential area outside of the downtown area and is home to many diverse recreational opportunities. It contains an 18-hole disc golf course, the largest outdoor water park in the county, fishing dock and lake, memorial site, 2 soccer fields, 2 sand volleyball courts, a shelter and playground and soon, additional public restrooms.

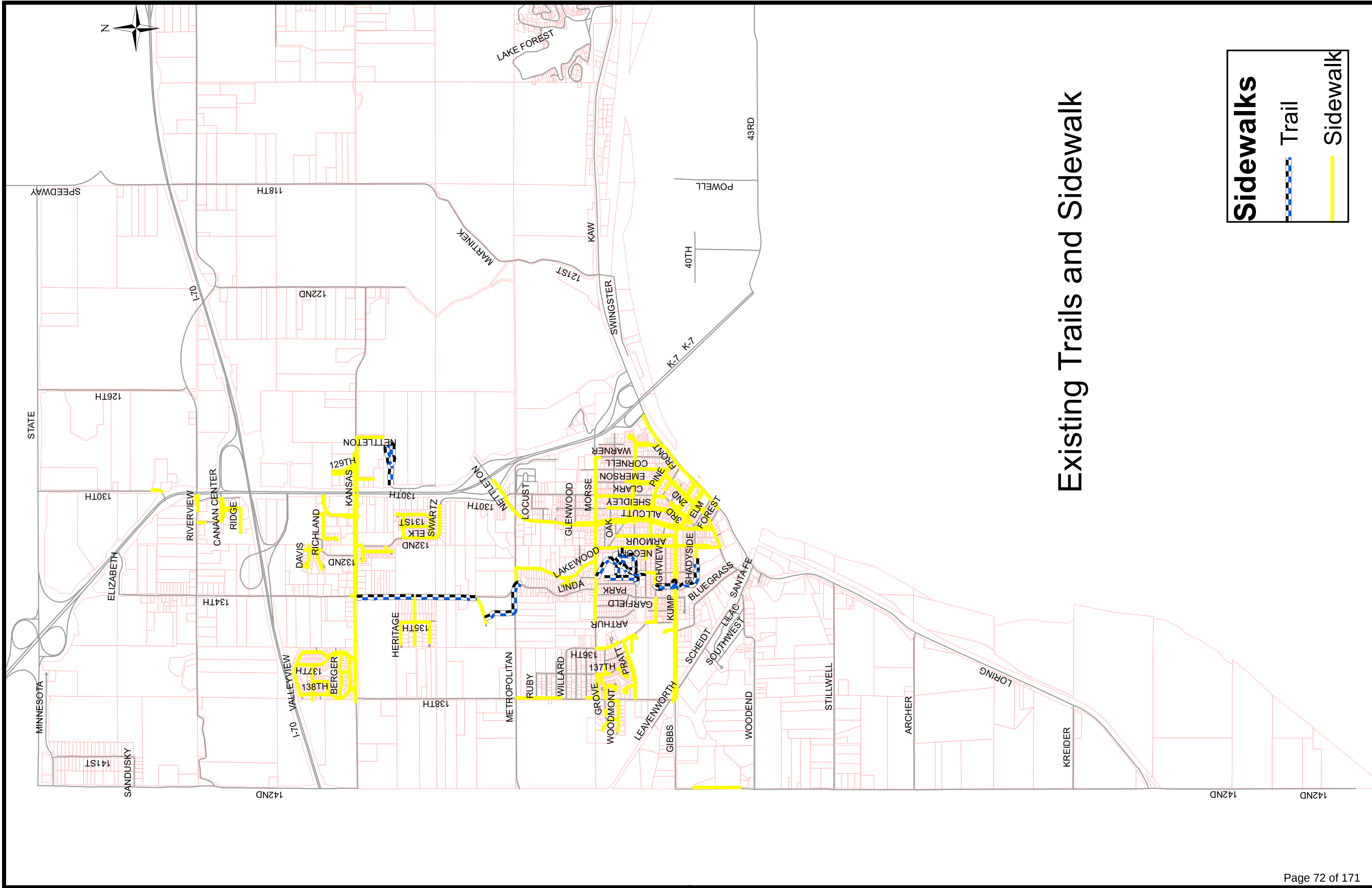
South Park is a neighborhood park that is near the elementary school. It has a skate park, a rentable community building, 12 horseshoe pits, a shelter, and trail connection to Lions Park.

Bonner Springs also plays host to the 250-acre **Wyandotte County park** along with a public golf course - Sunflower Hills.

Center Park is a small pocket park located near the downtown area that will host a fitness court, with the potential for future amenities.

As the community's population continues to grow, the existing number of parks and recreational opportunities will not meet the needs of the citizens. As new residential development occurs, the City must work with developers to provide recreational opportunities in the vicinity.

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Existing Trails and Sidewalk

Sidewalks

Trail

Sidewalk

Library

The Bonner Springs City Library, located at 201 N. Nettleton Avenue, offers a variety of books and programs for children, teens, and adults. Additionally, the library provides DVDs, inter-library loans, public internet access, computers for public use, WIFI, private study rooms, a community room, fax and copy machine services, voter registration, tax forms.

Prior to the onset of COVID-19 and restrictions put in place at that time, the library received an average of 9,000 visitors a month. Since 2019 the number of visitors has declined, over the current year the library has received on average 4,500 visits per month and offers 60,650 items in the collection.

Education

Unified School District 204, Bonner Springs-Edwardsville, serves students and families in a 38 square mile area of Wyandotte County. PreK-12 students attend one of six district attendance centers. The McDaniel Preschool Center located in Bonner Springs, serves the PreK students, while three elementary facilities serve K-5 and are located throughout the district. Students in grades 6, 7, and 8 attend Clark Middle School located in Bonner Springs. Bonner Springs High School, is a 5A school, serving students in grades 9 through 12. In addition, the district offers a Head Start program that promotes the school readiness of infants, toddlers, and preschool-aged children from families with low income. A virtual school option for USD 204 is also offered through Greenbush Virtual Academy.

During the 2022-2023 school year, the total enrollment for all schools was approximately 2,465 pupils. The district also employs 225 professional staff members and 191 support staff.

Electric System

Evergy provides Bonner Springs and surrounding areas with electrical services. The company is adequately prepared to handle increasing demands for the next twenty years as there are currently several substations located near Bonner Springs, which possess expansion capabilities. To ensure Evergy may accommodate growing needs and changing circumstances, the City must engage the provider during the planning stages of development, major road improvements, and right-of-way changes.

Gas System

Bonner Springs natural gas is supplied by Atmos Energy. As development occurs, the company has installed the necessary infrastructure and will continue to provide infrastructure on an as needed basis. To ensure Atmos may accommodate growing needs and changing circumstances, the City must engage the provider during the planning stages of development, major road improvements, and right-of-way changes.

Water System

The Bonner Springs Water Division has been in operation for over 100 years. Our water treatment plant produces an average of 1.15 million gallons per day. The source water is pumped from five wells, located on the north bank of the Kansas River and is filtered to remove iron and manganese and disinfected prior to distribution.

The distribution system consists of over 50 miles of water mains, 3,100 meters, 450 fire hydrants, a pump station, and 2 one-million-gallon storage tanks. Peak water demands in the summer can reach 2 million gallons per day. Main upgrades will be necessary to meet the needs of new development and the city has established long term plans which address this issue.

In 2021 the city began the process of updating our water treatment facility, it is expected to be completed and operational by 2025. This facility will provide clean “soft” water to the citizens of Bonner Springs.

The City will need to address the rural water district issues in Leavenworth County as annexation and development occur in the Wolf Creek basin west of the county line.

Stormwater System

Overall, the City's stormwater system is functioning properly and efficiently with no significant inadequacies in the system. Some areas of town do not possess curb and gutter conveyance systems and still rely on ditch lined roads with culverts being placed at driveway intersections. Although some citizens would like the older portions of town to be retrofitted with curb and gutter, the open ditch drainage system currently in place works properly and improves water quality by providing for natural filtration of the stormwater. All new subdivisions are being constructed with curbs, gutters and underground conveyance systems.

In January 2008, the city adopted new Storm Water Management Program and Utility **(Ref. Appendix C)**. In January 2019, a comprehensive storm water master plan was completed for several of the drainage basins throughout the city. Currently only limited areas have been studied (i.e., Spring Creek basin and the "Clark" area). KC American Public Works Association standards have been adopted for storm water run-off to limit post development runoff to predevelopment conditions. The MARC BMP Manual was also adopted to improve water quality throughout the City and require stormwater treatment for all new developments.

The City is studying options for regional storm water detention to augment individual site by site facilities—a stormwater utility fund was established may be an option to consider as a way to fund regional improvements. The City is considering standards for stream protection (i.e., setbacks and stream buffers);and, how stream buffer areas will be maintained and who will maintain them.

Wastewater System

The wastewater system is a critical issue for Bonner Springs, Kansas. The wastewater facility completed an expansion project in 1994, the City's collection system consists of over 36 miles of gravity mains of various sizes, 7 miles of force mains of various sizes, as well as 10 lift stations of various sizes to convey all raw sewage to the facility.

- The wastewater treatment plant has a capacity to treat 1.4 million gpd, and averages about 700,000 gpd. Wet weather peak flows exceed treatment capacity, in which case back up and holding mechanisms are employed.
- Along with the planned Wolf Creek sanitary sewer interceptor the City needs to plan for other major infrastructure needs including water, roads, parks, etc.
- There is only limited capacity remaining in the Spring Creek sewer basin and therefore new developments proposing to pump sanitary sewer from other basins into the Spring Creek basin could consume the remaining capacity to serve future development in the basin.
- The city contains nine (9) distinct watersheds, as new development occurs developers must account for extending services within the watersheds in order for development to occur. The City offers certain incentive packages that can aid in this process.

MAP OF



Wastewater

Lift Stations

StructType

..

Live
Dia in



1.5"

Force Main

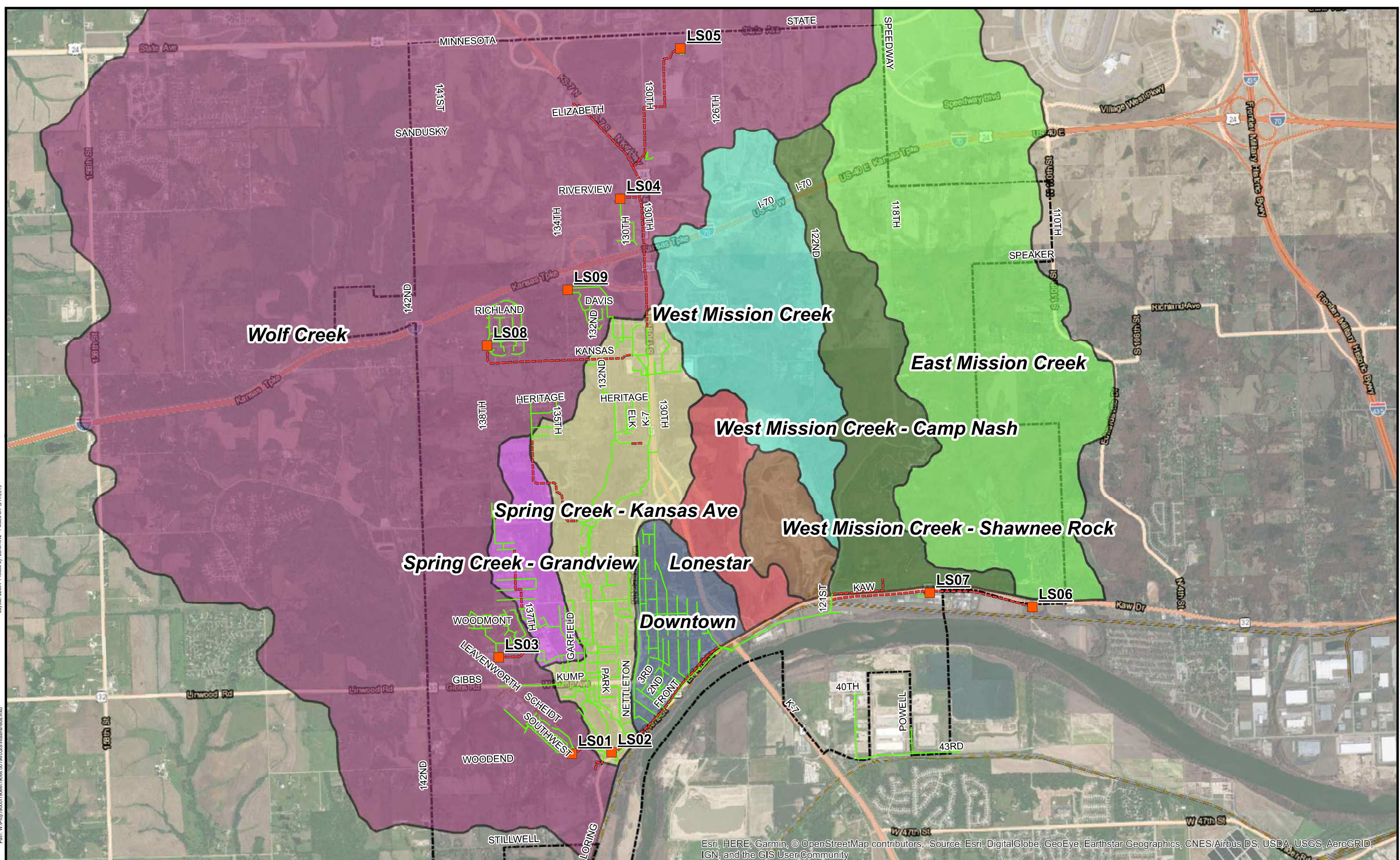
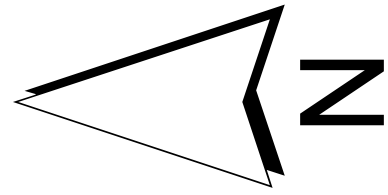


Figure 8-1: Watershed Basin Location
WATERSHED LOCATIONS

DESIGNED:		BONNER SPRINGS, KS SEWER MASTER PLAN	WATERSHEDS		SHEET GRID INDEX		PROJ NO: 19066.001 CONST SCALE: 1 inch = 48,589 feet DATE: FEBRUARY 2019	DRAWING NO: SHEET NO: 76 of 111
DRAWN BY:								
CHECKED BY:								
PROJECT ENGR: MNB								



MAP OF BONNER SPRINGS, KS WATER SYSTEM

January 2019

Law Enforcement

The Police department consists of 26 full time staff members, including 23 sworn officers and three civilian positions. In 2020, the Police Department moved into a state-of-the-art Police facility. While population continues to progress incrementally, development and service demands within the community will need to be considered relative to the current sworn work force. The department needs to continue to assess personnel needs, distribution of resources, needs for touchdown locations within the community to better serve developing areas, and acquisition of advancing law enforcement technologies to remain efficient and effective.

Fire Protection and EMS (Emergency Medical Services)

The City of Bonner Springs Department of Fire-EMS delivers the services necessary to minimize the loss of life and property. They are an all-hazard agency that responds to; Fire, Rescue, Wildland, Haz-mat, Natural Disasters as well as providing Paramedic - Advanced Life Support ambulance services. The department takes a proactive role to reduce risk within our community through inspections, investigations, and public education. As of January 15th 2022, the department transitioned to a staffed model ending its incredible volunteer heritage dating back to 1903. This was a necessary transition as our city continues to rapidly expand both in volume and complexity.

Staffing

Daily staffing is comprised of a crew of 4 responders assigned to suppression, and 2 assigned to medic transport. This model helps us ensure Advanced Life Support (Paramedic) capability around the clock. Additionally, all personnel are cross trained in both Fire and EMS to best meet our city's dynamic and growing needs. The administrative staff includes a Fire Chief / EMS Service Director and Fire Marshal. Our shift staffing is made up from a combination of approximately 55 Full-Time and Part-Time (FTE) employees to meet schedule needs. Each of our 3-shifts is led by a full-time shift Captain.

Community Vision and Planning Goals

As the community establishes its vision and goals for the future, the items that need improvement or present challenges to the community are often the focus, while the positive aspects of the community are neglected. However, it is important that the Plan identify the community's assets and incorporate their maintenance and enhancement into the goals and action plans. The following items make Bonner Springs a great place in which to live, work and play.

- Clean/ pollution free
- Family values
- Parks
- Recreational Opportunities
- Learning – education/ great schools
- Neighborhoods
- Community activities
- Vibrant Downtown
- Quality businesses
- Recreation/ youth activities
- Progressive
- Location/ proximity to KC metro area
- Active civic organization and volunteerism
- Police department
- Quality of life
- Fire department
- Sense of community
- Chamber of Commerce
- Religious diversity/ churches
- Excellent opportunity for economic growth

Topics of Importance

Using the valuable public input gained throughout the planning process—this chapter outlines “Goals”, “Objectives”, and “Action Steps” for implementing the Comprehensive Plan’s recommendations. These Goals, Objectives, and Action Steps express how the City Planning Commission and the City Council intend to work with the citizens at large, local and regional stakeholders, and the development community in shaping the city’s growth over the next 20 years—and beyond.

The Goals and Objectives should be used in the decision-making process future land use and development process. The goals are organized by the key topics of interest to the greater Bonner Springs community, as expressed in the public workshops:

- Environmental Management
- Land Use and Development
- Zoning and Physical Image
- Infrastructure
- Streets and Transportation Network
- Parks, Open Space, and Recreation
- Economic Development
- Future Land Uses

The Planning Commission, over the years have analyzed each topic of importance. The Planning Commission developed goals, strategies, and action steps related to each topic. Goals are the vision the community has for that specific topic while the strategies are objectives designed to accomplish the overall goal. Action steps are specific acts intended to achieve the desired objectives. Action steps may have targets for completion in the form of population growth, development, and time.

To determine if the community is working towards and achieving the desired goals, the Comprehensive Plan shall be reviewed in January annually.

Environmental Management

GOAL:

Plan for, utilize and preserve natural resources.

OBJECTIVE: (Environmental Management)

Protect the City's existing environmental assets and ensure future development in harmony with natural features, the Kansas River, the Wolf Creek basin, and other streams and tributaries.

ACTION STEPS: (Environmental Management)

- A. Continue local environmental planning—and subsequent standard updates—with regional cooperation on storm water management, including education of the public about erosion from water coming from outside the City corporate limits.
- B. Continue to revise and update City standards with new and valuable regulations so that development is designed and continues with “green practices”, and environmental degradation is minimized during construction.
- C. Implement regulations to protect natural systems as a conveyance for stormwater, and to reduce erosion, sedimentation, and flooding. **(Ref. Appendix C)**
- D. Preserve floodplains as greenway biodiversity conservation corridors for permanent open space, parks, and recreation.
- E. Implement buffers in new development to mitigate adverse environmental impacts on the Kansas River, the Wolf Creek basin and related streams, and associated natural resource areas based on the size of the drainage basin.
- F. Implement measures such as Conservation Districts to protect natural resources such as: stream corridors, floodplains, woodlands, steep slopes and other environmentally sensitive features.

Land Use and Development

GOAL:

Provide the opportunity for future urban growth as urban infill and in the planned growth areas of Bonner Springs.

OBJECTIVE: (Land Use and Development)

Manage growth in an orderly manner that creates compact and contiguous development patterns and not leapfrog beyond areas that can be reasonably served by utilities and services.

ACTION STEPS: (Land Use and Development)

- A. Partner with Leavenworth County to establish an Urban Service Area boundary and land use plan in the unincorporated area outside the city limits.
- B. Promote annexation of unincorporated “infill” areas contiguous to the city limits in response to growth.
- C. Continue promoting the Bonner Springs industrial/business park; designate new commercial and industrial park land areas on the Future Land Use map.
- D. Require developments to analyze their impact on public utilities and to make improvements to accommodate the development’s impact.

Annexation

Growth brings a number of benefits to a community; however, it also brings a number of impacts and costs. This makes annexation a vital part of planning for the future of the City because it provides a mechanism to incorporate those areas outside the city limits anticipated for future growth. It also ensures there is adequate land and space for future growth and development.

Annexation does come with a cost, which must be carefully analyzed. The City must evaluate its ability to provide an adequate level of services to the annexed area. Additionally, the City needs to promote a development pattern that represents the sustainable use of land, energy and other resources by encouraging orderly, contiguous growth and minimizing single-use or low-density, dispersed development. Annexation is an important topic for Bonner Springs as the City grows.

OBJECTIVE: (Development and Natural Resources)

Minimize the loss of natural resources due to urbanization.

ACTION STEPS: (Development and Natural Resources)

- A. Locate new developments in areas which are free of environmental hazards or problems relating to soil, slope, bedrock and water table.
- B. Limit development in the 100-year floodplain to recreational uses, green space and parks.
- C. Design and construct new development to retain the natural and visual character derived from topography, woodlands, streams, and riparian corridors.
- D. Implement practices in new developments that increase storm water infiltration and adequately treat storm water runoff from a site before discharge.

GOAL:

Provide the opportunity for future urban growth as urban infill and in the planned growth areas of Bonner Springs.

OBJECTIVE:

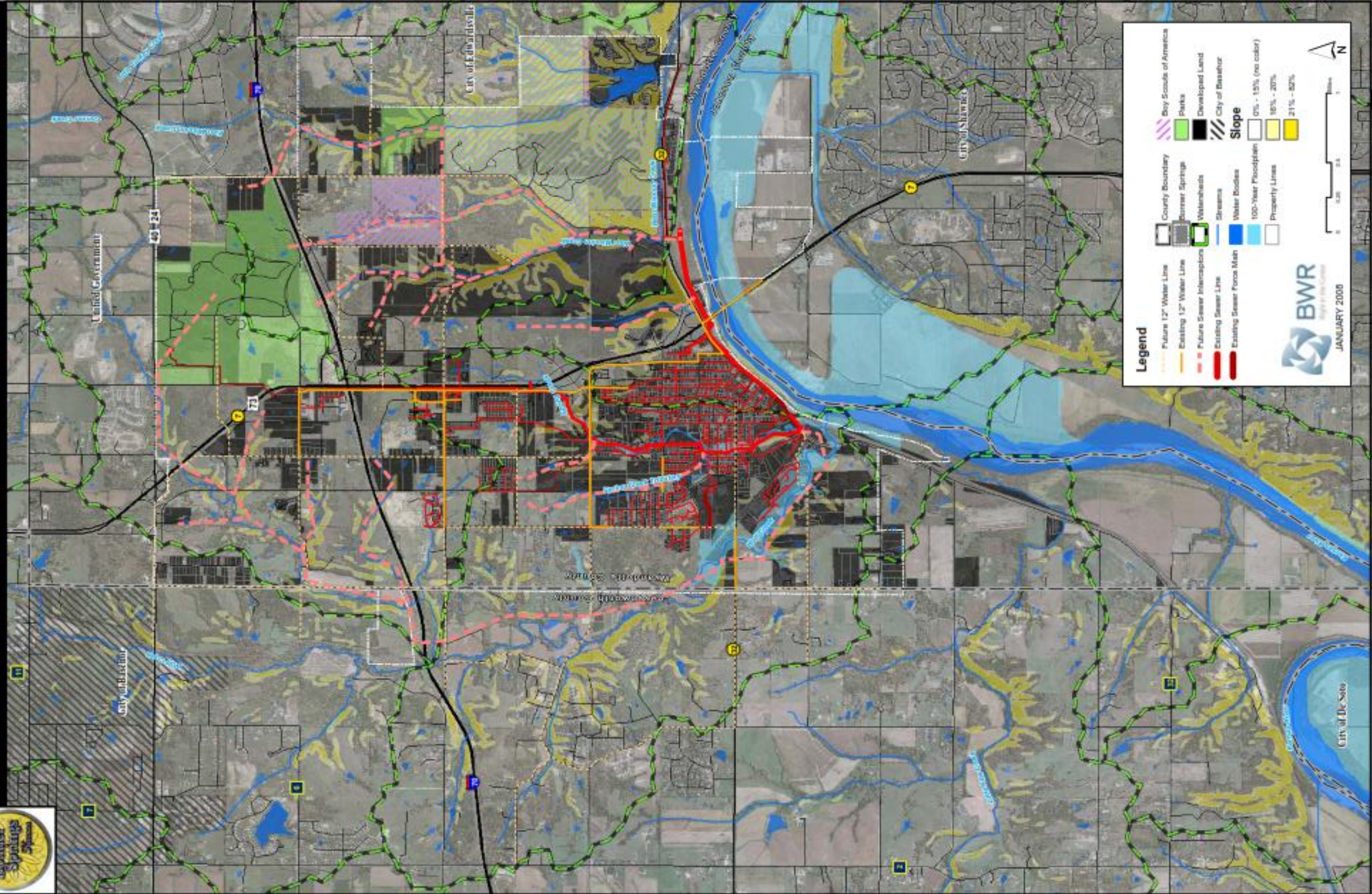
Manage growth in an orderly manner that creates compact and contiguous development patterns and not leapfrog beyond areas that can be reasonably served by utilities and services.

ACTION STEPS:

- A. Promote annexation of unincorporated “infill” areas contiguous to the city limits
In response to growth.
- B. Continue promoting vacant land within the City limits.
- C. Require developments to analyze their impact on public infrastructure and to make improvements to accommodate the development’s impact.
- D. Provide a variety of high-quality locations for industrial and business development.
- E. Have proactive communication with property owners.
- F. Incorporate annexation costs with the Capital Improvement Program.



CITY OF BONNER SPRINGS DEVELOPMENT CHALLENGES MAP



Zoning and Physical Image

Zoning is the legal tool for regulating growth, land use and design and development specifications. Additionally, zoning regulations are a key to implementing the goals of the comprehensive plan and the City's physical image. The physical image of the community entails the perception people have of the physical assets of the City. Improving the physical image has a wide variety of benefits to the community including improved property values, enhanced economic development, increased tourism, and community pride.

GOAL: Maintain City regulations and policies which encourage a strong vibrant growing community.

OBJECTIVE:

Provide zoning regulations which are up-to-date and reflect the goals of the community

ACTION STEPS:

- A. Review the Zoning Ordinance and Subdivision Regulations annually.
- B. Review the permitted and permitted via special use – uses annually and make additions and adjustments when necessary.
- C. Consider zoning for the long term and beyond the City limits.
- D. Tie zoning to the Future Land Use Map and Comprehensive Plan.

OBJECTIVE:

Possess commercial and industrial developments that have an attractive design.

ACTION STEPS:

- A. Require more traditional type developments that have personality and unique character.
- B. Blend new development to existing development.
- C. Follow Architectural Design Standards for building design throughout the City.

OBJECTIVE:

Encourage a variety of residential developments and styles that incorporate sufficient open space and provide housing for all.

ACTION STEPS:

- A. Utilize different architecture to reduce “cookie cutter” homes and break up monotony and create diversity.
- B. Implement New Urbanist ideas for residential development. New Urbanism promotes the creation of diverse, walkable, compact places with an emphasis on quality of life. These types of development are often referred as traditional developments because they incorporate traditional design elements such as grid pattern streets, alleyway, recessed garages, front porches and amenities (parks, schools, stores) located within walking distance.
- C. Identify areas for multi-family development within the Future Land Use Map
- D. Use the Future Land Use Map and Zoning Regulations to better blend new development areas with existing developments.

Measures:

Because physical image entails people's perception, it is recommended that community surveys be utilized to determine citizens' attitudes towards the physical image of the City.

Zoning Districts

Bonner Springs currently has seventeen zoning districts, of which eight are strictly residential land uses, two of those are for mobile home or manufactured home parks/subdivisions, two for agricultural uses, which also allow for single family dwellings, three are retail-oriented land uses, one is mixed-use, allowing for residential and commercial simultaneously and two are industrial uses.

The Planned District shall be utilized in conjunction with one or more of the zoning districts, known as the "underlying district(s)". The requirements of the Planned District shall be in addition to the requirements of the underlying district, except that the Planned District may modify some of the regulations of the underlying district in specific situations.

The current zoning districts are as follows:

<u>Residential</u>		<u>Business</u>	
AG	Agricultural District (Loring)	C-1	Central Business District
A-1	Agricultural District	C-2	General Business District
R	Rural Residential (Loring)	C-S	Highway Service District
R-S	Suburban Residential		
R-1	Single Family Residential		
R-1A	Residential Special District		
R-2	Two Family Residential	MX	<u>Mixed Uses</u> Mixed Use District
R-3	Multi-Family Residential		
M-P	Mobile Home Park District		<u>Industrial</u>
M-H	Mobile Home Subdivision District	I-1	Light Industrial
		I-2	Heavy Industrial
<u>Planned Development Districts</u>			
P	Planned Districts (all)		

Public Works Specifications

Low maintenance and longevity of developments are also vital to the community's livability. Public works specifications will ensure streets, sewer systems, and water systems are built to a uniform standard. In order to facilitate this process, it is recommended that the City review and update specifications as needed or annually.

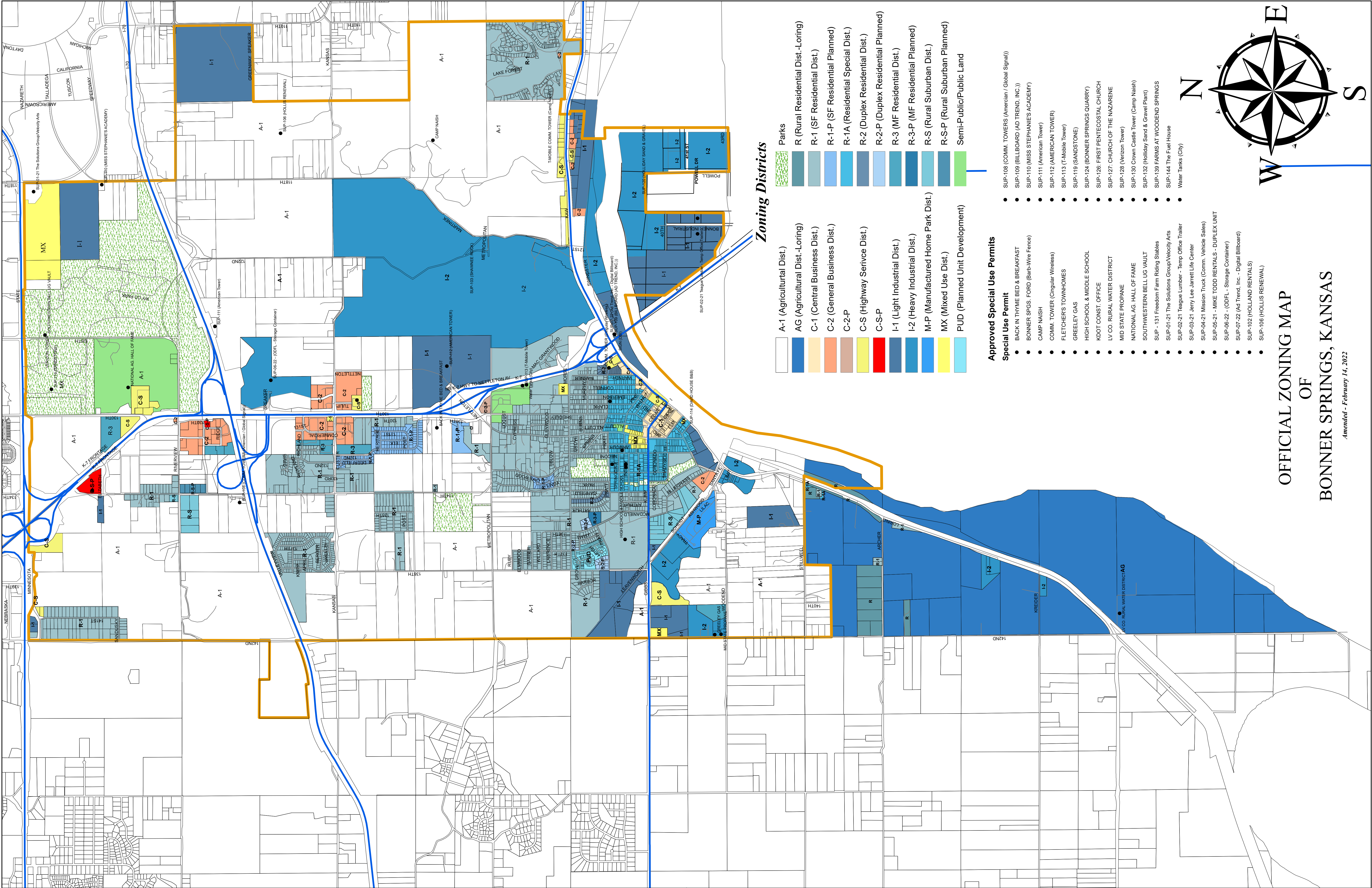
Corridor Studies

The Kansas Department of Transportation has created a K-7 Corridor Plan. This plan and study will have an impact on Bonner Springs. The City will need to be actively engaged in the implementation of the K-7 Corridor Plan as it will impact many aspects of the highway such as traffic flow, access management, and physical image. Additionally, the K-32 Highway Corridor study, the Tri-City Multi-modal Redevelopment Plan outlines the long-term transportation and redevelopment vision for the 8-mile corridor, spanning from N. 57th Street on the east to westernmost limits of Bonner Springs. Both of these plans should and will play a role in the decision-making process for development along both roadways.

- <https://www.ksdot.gov/Assets/wwwksdotorg/bureaus/burtransplan/pdf/K7/K-7CorridorMgmtPlan.pdf>
- <https://www.bonnerrsprings.org/DocumentCenter/View/2363/K-32-Tri-City-Multimodal-Redevelopment-Plan-Draft-83116?bidId=>

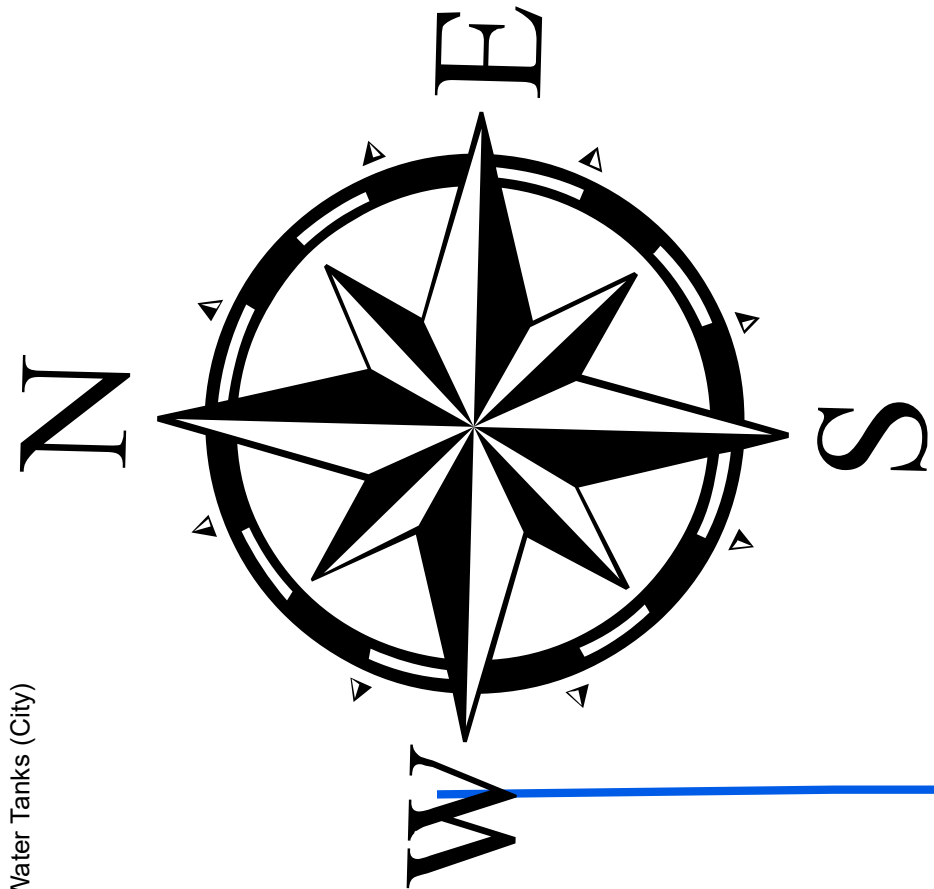
Citizen Survey

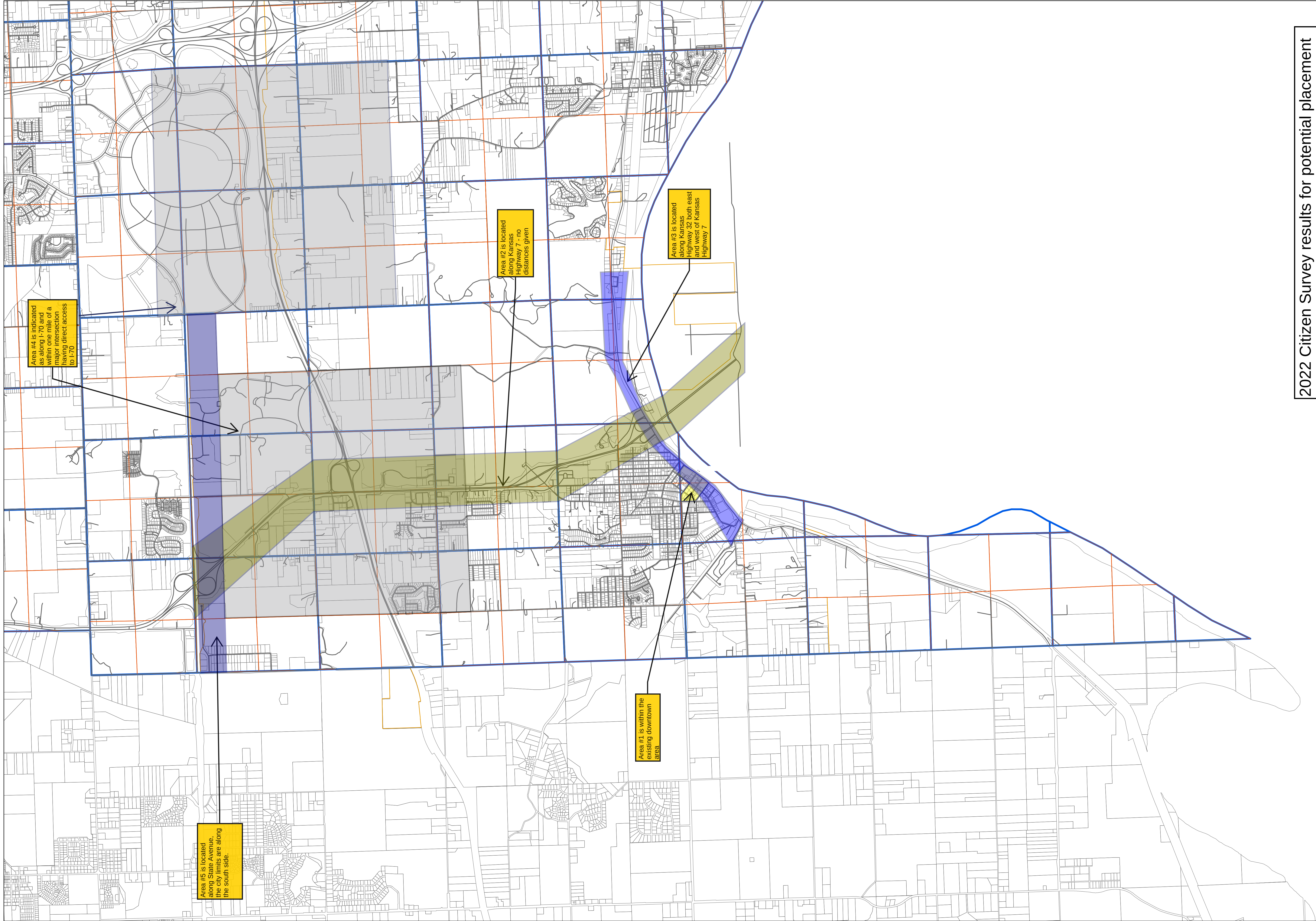
In early 2022 a survey was utilized to collect data on where residents within the city and surrounding growth area would like certain types of land uses placed. Following the inserted current Zoning Map are 2 additional maps indicating the preferred locations of Commercial and Industrial uses as gathered from the survey results. These survey results are also provided in Appendix B.



OFFICIAL ZONING MAP OF BONNER SPRINGS, KANSAS

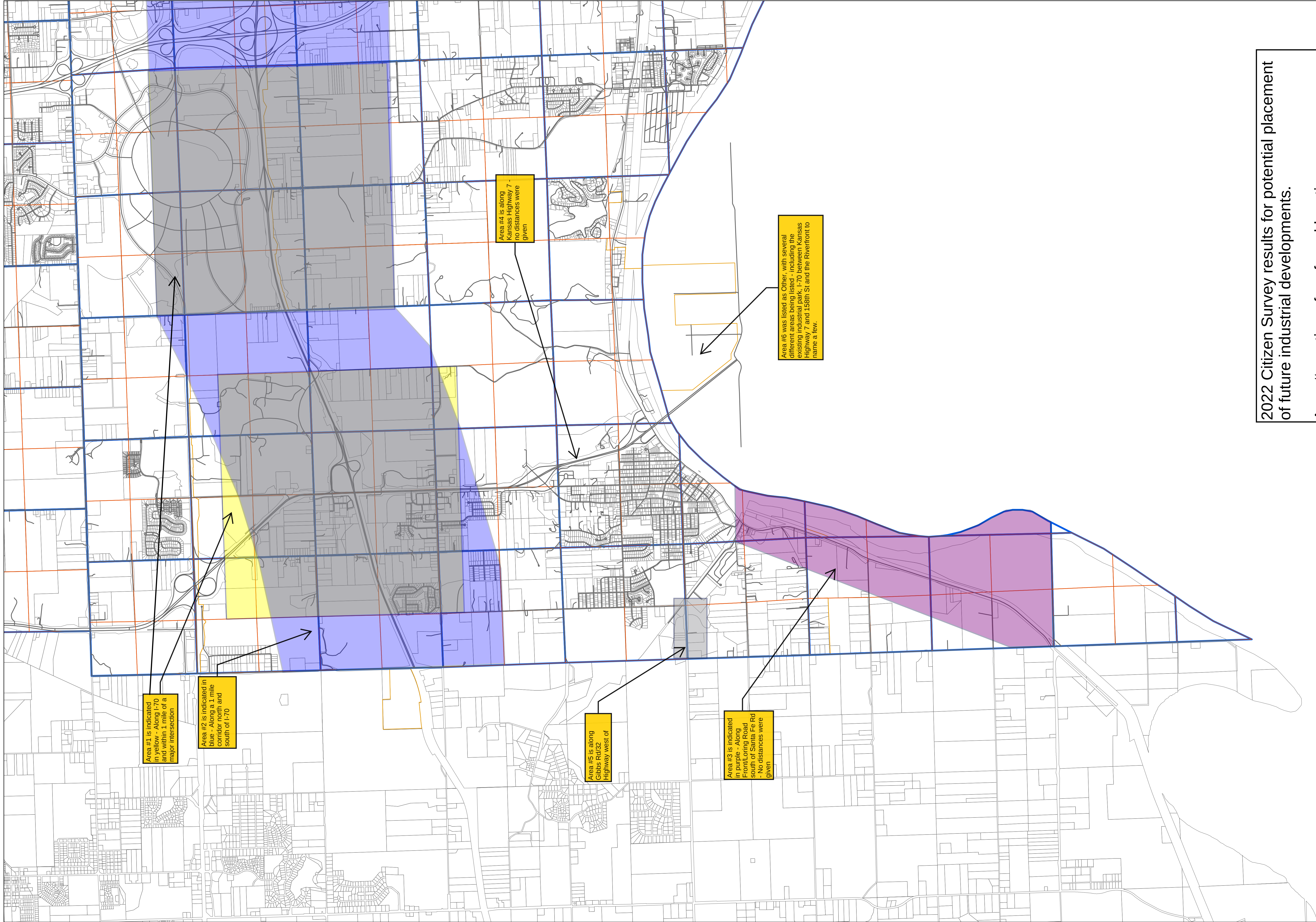
Amended - February 14, 2022





2022 Citizen Survey results for potential placement of future commercial developments.

Area # = rating of preferred location



2022 Citizen Survey results for potential placement of future industrial developments.

Area # = rating of preferred location

Infrastructure

A City's infrastructure helps define the community and is important to the planning process. The street network provides for the community's internal movement and connects it to places beyond its boundaries. The location and pattern of roads, sewer lines, water lines and electric lines will influence the pattern of growth within the community. Additionally, infrastructure such as parks, pedestrian amenities, and recreational areas help establish the quality of life in the community. The goals established in this Plan directly affect future infrastructure improvements because it helps create a priority list. By having the community's goals for growth and development outlined, local officials can ensure they are allocating money for infrastructure improvements that the community believes are important.

GOAL: INFRASTRUCTURE

Provide enhanced infrastructure systems throughout the city.

OBJECTIVE: (Infrastructure—Municipal Utilities)

Encourage city/county coordination and cooperation regarding municipal infrastructure extension into growth area to maximize resources, supply, facilities and distribution of utility services.

ACTION STEPS:

- A. Initiate wastewater improvements into Bonner Springs growth areas.
- B. Encourage watershed protection and regional storm water management in rural portions of the designated "Urban Service Areas."

OBJECTIVE: (Infrastructure—Finance)

Provide funding for adequate capital facilities throughout the city, for both new construction and to address deferred maintenance.

ACTION STEPS:

- A. Implement a dedicated funding mechanism for infrastructure improvements (i.e., a new Transportation Impact Fee) as has been adopted for a citywide stormwater management program and utility fee.
- B. Develop development / growth financing systems based on a consistently applied formula.
- C. Consider regional storm water detention options when available; rather than individual site by site facilities—the stormwater utility fund should be considered as an option to fund these regional improvements.

Streets/ Transportation

Transportation is a vital component of the community and affects almost every aspect of activity within the community. Community planning and transportation are greatly interrelated and interdependent. Development is often contingent upon an adequate transportation system, which generally requires construction of new roadways or repair of existing ones. To ensure the transportation network is developed in a manner that will adequately handle the City's traffic and be conducive to efficient maintenance, it is important for the community to develop transportation goals and a Major Streets Plan.

OBJECTIVE: (Infrastructure—Major Streets)

Provide a major street system which allows safe and efficient travel citywide.

ACTION STEPS:

- A. Balance investment between both existing and new areas of the community.
- B. Require new development to provide road right-of-way for the ultimate development of the area.
- C. Manage direct access onto major thoroughfares by implementing an access management plan, limiting the number of curb cuts, and by the use of reverse frontage roads for adjacent commercial and residential land uses.
- D. Space curb cuts on major thoroughfare roads in such a manner so not to impede traffic.
- E. Prohibit residential curb cuts (driveways) onto arterial streets.
- F. Evaluate the impact of new development to determine Transportation Impact Fees (**Ref. Appendix C**), including: Woodend, Stilwell, and Riverview west of K7; KDOT plans for 136th Street; and Kansas Avenue east of Hwy 7; Kump Street; Metropolitan; and 138th Street.
- G. Require new developments to fund infrastructure improvements, both on-site and a proportionate share of off-site improvements, that primarily serve property owners of that subdivision (i.e., deceleration lanes, drainage structures, etc.)
- H. Provide pedestrian accommodations along all roadways, including major roadways. Amenities such as sidewalks, bike lanes and multi-use paths should be considered.

OBJECTIVE: (Infrastructure—Traffic Management)

Minimize traffic congestion throughout the city through transportation system capacity enhancements.

ACTION STEPS:

- A. Develop a capital improvement program (CIP) for major streets, based on future land use trends and traffic counts as the basis for prioritizing future road improvements.
- B. Present the comprehensive plan—and the Transportation Plan plans for future improvements—to KDOT for better communication between the city and state funding agency.
- C. Require more than one street entrance/exit for new residential developments when economically feasible and possible.

- D. The arrangement of streets in new subdivisions should make provisions for the continuation of the principal existing streets in adjoining additions (or their proper projection where adjoining property is not subdivided) insofar as they may be necessary for convenient movement of traffic, effective fire protection, and efficient provision of utilities.

OBJECTIVE: (Infrastructure—Construction and Extension)

Provide adequate municipal facilities in response to growth.

ACTION STEPS:

- A. Extend new streets from existing system as shown on the Future Transportation Map
- B. Extend sidewalks and walking paths from Spring Creek to Bluegrass Drive to a trail by the river, use of the Kaw Valley Right-of-Way. Loop towards Edwardsville to Kansas Avenue or to Wolf Creek flat land.
- C. Address the rural water district issues in Leavenworth County as annexation and development occurs in the Wolf Creek basin west of the county line.
- D. Ensure quality construction to reduce maintenance costs.

ACTION STEPS:

- A. Review proposed streets in terms of compactness and connectedness to increase maintenance efficiency.
- B. Review design standards and specifications for roadway construction and update as needed.

OBJECTIVE: (Infrastructure – Pedestrian Realm)

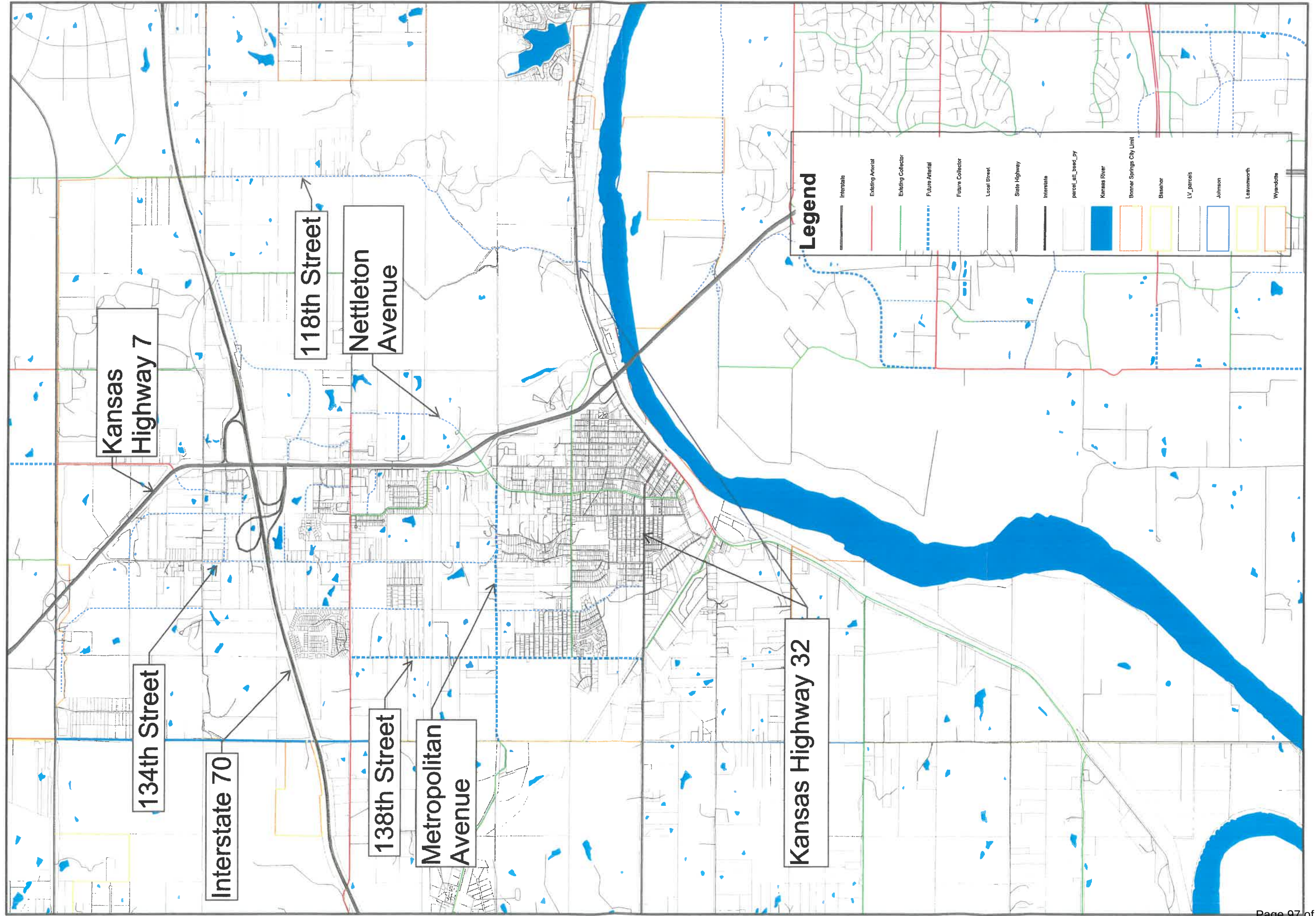
Provide appropriate facilities to accommodate pedestrian traffic.

ACTION STEPS:

- A. Review transportation plans in relation to the Parks Plan to ensure pedestrian and bicycle connections.
- B. Utilize the sidewalk gap survey by prioritizing areas of improvements.
- C. Partner with the School District on submitting applications to Safe Routes to School Program and other programs for sidewalk improvements.
- D. Implement the use of Multi-Use Pathways along arterial roadways in which portions of the city trail plan closely follow to allow for pedestrian and cycling traffic.

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BONNER SPRINGS FUTURE TRANSPORTATION MAP



Parks and Recreation

GOAL: PARKS, OPEN SPACE, AND RECREATION

Provide parks, open space, and recreation uses to preserve natural resources, and for the use and enjoyment by residents and visitors. While Bonner Springs has done well to preserve and acquire land for parks and recreational spaces; more are needed. Trail connections and extensions should be highly sought.

Per the 2022 Citizen Survey results, citizens support construction investments toward sidewalks, bike lanes and trails.

OBJECTIVE: (Parks, Open Space, and Recreation)

Develop a Trail Master Plan that links parks and residential areas together.

ACTION STEPS:

- A. Require developers to dedicate land for trails where necessary for connections and extensions.
- B. Ensure that street plans include pedestrian connections.
- C. Join with the Mid-America Regional Council (MARC) and Leavenworth County to plan for a regional trail along the abandoned railroad right of way from the potential Kansas River park area to 138th at K-32 Highway, west and north, with a small pocket park at northern end of Whispering Woods near the Wyandotte and Leavenworth County lines.

OBJECTIVE: (Parks, Open Space, and Recreation)

Promote and expand parks and recreation into under-served areas of the city.

ACTION STEPS:

- A. Coordinate with the updated Parks Master Plan and plan for improvement of future park locations for land acquisition.
- B. Study how to connect more to the Kansas River, including linear park linkages to Johnson County systems.
- C. Consideration should be given to multi-service sporting area

OBJECTIVE: (Parks, Open Space Connectivity)

Expand the city and county trails systems.

ACTION STEPS:

- A. Create and implement a Trail Master Plan to coincide with the existing Parks Master Plan
- B. Identify connection points and trail extensions that would provide connectivity between all parks and public open spaces.
- C. Pursue land and easement donation / dedications for trails and bike lanes, and secure land or easements from landowners and new developments.
- D. Incorporate trails into the design and construction of new developments.

The following page is left blank intentionally, it will serve as a placeholder for a future trail and park map.

Future Trail and Park Map

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Economic Development

GOAL: (Economic Development)

Encourage development in the City of Bonner Springs in an orderly and efficient pattern, providing services for growth in a fiscally responsible manner.

OBJECTIVE: (Economic Development) Insure adequate developable land and sound capital improvement planning through controlled growth and annexation.

ACTION STEPS:

- A. Annually review growth patterns and make necessary revisions to the Comprehensive Plan and Capital Improvement Program as necessary.
- B. Promote office-commercial to the north, specialties downtown, locate industry near key Interstate and Highway intersections.
- C. Plan for expansion of municipal services to target growth areas and extend municipal services only upon annexation.
- D. Encourage new urban development to locate in areas where municipal services and public facilities are already present or where service can easily be extended.

OBJECTIVE: (Economic Development)

Attract commerce to the City.

ACTION STEPS:

- A. Continue the marketing strategy to attract visitors to Bonner Springs business districts and the downtown; coordinate with regional events to bring people to town.
- B. Continue to promote existing businesses – especially within the downtown district.
- C. Create a search committee to actively search for new businesses.
- D. Promote retail-commercial along K-7 Highway and at new KTA interchange at I-70.
- E. Promote new developments: hotel and hospital development.
- F. Incorporate aesthetic enhancements similar to those in the downtown to other community spaces, such as similar decorative lighting, banners, directional signage, benches, trash receptacles, street trees, and landscaping.

OBJECTIVE: (Business Park and Industrial Development)

Promote continued development of business areas for long term office and employment growth

ACTION STEPS:

- A. Create a marketing strategy to attract new businesses, including a unique niche for the west metropolitan region.
- B. Identify, plan for and extend utilities to an area for a large, new business park that would accommodate light industrial, office users and manufacturing companies.
 - i. Recruit employers to fill the park that provide 'living wages' (pay wages that are above federal or state minimum wage levels)
 - ii. Encourage tax incentive programs.

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Future Land Uses/ Future Land Use Map

With continued growth the City must make decisions on expansion, new developments and zoning. A key factor in the decision-making process, especially regarding zoning, is conformance with the Comprehensive Plan and Future Land Use Map. The Future Land Use Map identifies locations where different land uses may occur during the next 10 to 20 years and where the City would support the development of these uses. The Future Land Use Map is not intended to provide specific land use designations for individual parcels. Instead, it establishes broad guidelines for land use patterns and should be applied in combination with the goals, guiding principles, and policies contained in the Comprehensive Plan document. The Future Land Use Map shows general land use categories - residential, mixed use, commercial, industrial, parks and public - while the Comprehensive Plan explains the types of developments that may occur within each land use designation.

A large portion of the current Future Land Use Map is left as ‘vacant/agricultural’ use, while agriculture land is a valuable asset to communities, it must be noted that not all areas designated as ‘vacant/agricultural’ should remain that way. The vast majority of future development depends solely on the ability to provide gravity sanitary sewer service through large mains and interceptors.

The Future Land Use Map is a tool in which the City, its citizens, potential developers and others; utilize in visualizing a direction in which the city and surrounding areas should develop. Without a clear direction on future land uses; those looking to develop land within the city begin to piece-meal the land. The Future Land Use Map should make the best effort to designate all parcels within the city limits and the future growth boundary area as having a specific long-term use.

Agricultural

Locations within the city limits; or within the Future Growth Area; that are not easily serviced by current or future gravity sanitary sewer mains, should be viewed as remaining an agricultural land use. This category consists of land principally in use for agricultural production and may be used for farming, crops, pasture, agribusiness ventures such as growing and marketing of products, and a limited number of rural residences. This zone may include woodland, agricultural lands, and grasslands. Such areas are intended to remain undeveloped until logical expansion of the urban area occurs. This category serves as a holding zone to preserve land from premature development that would negatively affect the area while preserving the agricultural uses in the immediate area. While single family residential living is allowed within these use categories, they should anticipate using on-site private sewage disposal systems to support those residences located within these use areas.

Agricultural land is a valuable asset to a community, much of the Loring Service Area; that is under the Planning Authority of Bonner Springs, is currently utilized in this manner. While all areas within the city limits are located within specific watersheds, the Loring area’s watershed does not border the city limits and in fact, falls away from the City proper, this makes sanitary sewer serviceability difficult and expensive, as all sanitary sewer within that area would need to be pumped to other areas of the City via lift station or multiple lift stations.

Residential

While large areas within the core of Bonner Springs are designated as residential, easily serviceable areas of the outlying “vacant/agricultural” area should be looked at to support residential living. Although the Map generally shows this as one classification, there are eight different types of residential development: Rural Residential, Suburban Residential, Single Family Residential,

Residential Special District, Duplex Residential, Multi-Family Residential, Manufactured Home Park District and Manufactured Home Subdivision. The type of residential development appropriate for a specific area will depend on several factors including, but not limited to, surrounding land uses, transportation systems and availability of services. The following information describes each type of residential development and will assist in determining the appropriate location for each type and in evaluating development proposals.

RURAL RESIDENTIAL DISTRICT (R) – Loring Service Area:

The purpose of this district is to provide for very low density single-family residential development within the Loring Service Area, including those uses which reinforce residential neighborhoods at a density less than that of the R-S District. This zoning district applies to the Loring Service Area only as defined in Article V, General Provisions, Section 1, Jurisdictional Area. Lot sizes and layouts for Rural Residential developments are largely dependent upon topographical constraints. In many cases, large portions of the lot remain in an undisturbed state, reinforcing the rural character of this development pattern. Due to their location in the Loring Service Area, individual sewage treatment systems, and either individual water wells or rural water districts, may serve the homes. Homes typically occur on tracts larger than 5 acres in size, but in some cases, tracts may exceed 10 acres in size. Rural Residential development is typically located at the fringe of urban development and near existing rural/ suburban residential subdivisions. Rural residential sites are generally located in outlying agricultural areas, areas where the terrain offers rolling hillside sites, and areas with more terrain relief, such as near rivers. In some cases, they serve as a transition between more intense urban neighborhoods and natural features to be protected. Cluster development patterns should be utilized as a means of preserving scenic views and providing open space for the common use and enjoyment of residents. The use of cluster development patterns as a means of preserving cohesive blocks of agricultural land is also encouraged.

Access road and driveway configurations should follow the natural contours of topographic features to minimize slope disturbances, maximize scenic views, and conserve natural features and vegetation. Access management policies should be established along rural highways and highway corridors leading into the community to reduce the number of uncontrolled access points and improve safety.

SUBURBAN RESIDENTIAL DISTRICTS (R-S):

The purpose of this district is to provide for low density single-family residential development within the city limits, including those uses which reinforce residential neighborhoods. This category is also appropriate for planned public and semi-public uses which are generally considered compatible with residential uses. 2 to 4 units per acre. The intent of this districts is to create a transition between large lot single family tracts to traditional smaller lot Single Family Residential (R-1) and Two-Family Residential (R-2) development patterns. Low Density Residential neighborhoods are typically located away from major shopping centers and major thoroughfares, such as Highway 24, 7 and 32; however, they still remain connected to these services with convenient access and interconnected roadway systems.

SINGLE-FAMILY RESIDENTIAL DISTRICT (R-1):

The purpose of this district is to provide for single-family residential development at a higher density than the "R-S" and "R" Districts, including those uses which support and encourage residential neighborhoods. Single Family Residential is considered Low Density Residential consisting mainly of single-family detached dwellings. This category is also appropriate for planned public and semi-public uses which are generally considered compatible with residential

uses. The intent of this district is to create a transition between Suburban Residential (R-S) and Two-Family Residential (R-2) development patterns. Low Density Residential neighborhoods are typically located away from major shopping centers and major thoroughfares, such as Highway 24, 7 and 32; however, they still remain connected to these services with convenient access and interconnected roadway systems. Low Density Residential neighborhoods are within walking distance to community facilities and services that will be utilized by residents of the neighborhood, including schools, parks, and other community facilities. Where topographically feasible, neighborhoods should be bounded by parks, public areas or collector streets with accessible connection to work, shopping and leisure activities.

To avoid monotonous streetscapes, the incorporation of a variety of housing models and sizes is strongly encouraged in all new development.

RESIDENTIAL SPECIAL DISTRICT (R-1A)

The purpose of this district is to provide for single-family residential development as well as appropriate multiple-family residential development at a higher density than the "R-S" or "R-1" Districts, including those uses which support and encourage residential neighborhoods. The majority of this use category encompasses the original areas of Bonner Springs and is meant to combine different living arrangements within areas previously developed. Multi-family dwellings are allowed by Special Use permit within this use area and dependent on the surrounding block(s).

TWO-FAMILY RESIDENTIAL DISTRICT(R-2):

Two-Family Residential District is considered Moderate Density Residential consisting of smaller lot single-family detached and attached dwellings and duplexes. This category is also appropriate for planned public and semi-public uses which are generally considered compatible with residential uses. 4.0 to 6.0 units per acre. The intent of this district is to create a transition between Single Family Residential (R-1) and Multi-Family Residential (R-3) development patterns.

MULTI-FAMILY RESIDENTIAL DISTRICT (R-3):

Multi-Family Residential District is considered High Density Residential consisting of multi-family dwellings. More than 6 units and up to 18 units per acre. The intent of this district is to create a transition between Two-Family Residential District (R-2) and Commercial District development patterns. In developed areas of the City, the scale and density of individual structures should be limited as necessary to maintain harmony with the surrounding area. However, retirement homes, rest homes, adult congregate living facilities and similar uses also may be appropriate in this category at higher densities and higher unit counts given that the impact of these types of dwellings units is often far less than a "standard" residential development. Multi-Family Residential Districts should be located close to arterial and collector streets. The neighborhoods should possess direct connections to work, shopping, and leisure activities, but settings where the only access provided consists of local streets passing through lower density neighborhoods should be avoided. To avoid monotonous streetscapes, the incorporation of a variety of housing models and sizes is strongly encouraged. Larger buildings shall be designed with a variety of wall planes and roof forms to create visual interest. Projects should be compatible with the established mass and scale of other buildings along the block.

MANUFACTURED HOME PARKS AND MANUFACTURED HOME SUBDIVISION DISTRICTS (M-P AND MH)

The intent of this district is to provide for medium density manufactured home parks which are compatible with the character of the surrounding neighborhood in which it is located. Manufactured home developments are residential uses and shall be located in areas where services

and amenities found in conventional residential areas are available. The intent of this district is to allow for manufactured homes not on permanent foundations.

The intent of the MH District is to permit manufactured homes on permanent foundations where a lot or a group of lots is owned by the manufactured home owner.

These categories are also appropriate for planned public and semi-public uses which are generally considered compatible with residential uses.

Mixed Use

The vision for Mixed Use entails a traditional downtown feel with a compact, vibrant setting at a pedestrian scale with a mix of uses including businesses, services, shopping, recreational opportunities, and residential. The most prominent mixed-use areas will be in and around the downtown, but areas with an urban residential character may also support mixed use, provided the scale, location and design is compatible with the character and intensity of the neighborhood.

The Comprehensive Plan encourages that walkable, mixed-used neighborhoods be incorporated into Bonner Springs new developments. These developments are intended to consist of a variety of residential uses, civic, cultural, retail, commercial and business uses, and professional offices and financial institutions in a compact, vibrant setting at a pedestrian friendly scale. They shall be designed to include a network of direct and interconnected streets, pedestrian, and bicycle connections.

Mixed use areas should be internally served by a system of collector and local streets, as well as sidewalks and pedestrian and bicycle pathways.

Developments should contain a focal point or activity center which possess the most intense and largest number of uses. From this activity center uses should become less intense transitioning from commercial to higher density residential to low density residential. The transitioning should be gradual, allowing one area to interface well with the other. Mixed use neighborhoods shall be designed in a manner which protects and preserves natural features of the site, including mature stands of trees, wetlands, drainages, or ridgelines, as open space amenities that serve as identifying or character defining features.

Infill and redevelopment shall be designed in a manner that is sensitive to and reflects the character of the surrounding neighborhood. Important design considerations include building scale, mass, roof form, height, and orientation, parking location, lot coverage, architectural character, and landscape elements.

As in the existing downtown Bonner Springs area, conversion of upper floors above retail storefronts to office or residential uses is strongly encouraged to reinforce the variety and vitality of the downtown environment. The provision of outdoor dining and seating areas along the sidewalk edge is strongly encouraged, particularly in the city center area, to create activity along the street and increase the overall vitality of the area.

Active, visible uses that encourage pedestrian activity, such as restaurants or retail storefronts, are most appropriate as first floor uses in the core area of the mixed-use area. Offices, residential, or other uses that typically are “closed off” from the street and lend little to the pedestrian atmosphere should be encouraged as upper floor uses in retail areas. Neighborhood streets and access roads should follow the natural contours of topographic features to minimize slope disturbances, maximize scenic views, and conserve natural features and vegetation. Access management shall be

provided along arterial streets to limit the number of curb-cuts and maintain traffic carrying capacity and safety.

Commercial

Currently, a small number of commercial areas provide the residents with goods and services. Commercial developments must be located and designed to balance market opportunities with access and location. In addition, the location and design of commercial areas must be incorporated into surrounding areas, rather than altering the character of surrounding neighborhoods. The intersection of Kansas Avenue and Kansas Highway 7 along with downtown continue to remain the primary hubs of commercial activity for the City of Bonner Springs. Future commercial activity will increase along Kansas Highway's 7 and 32 and U.S. 24/40. Several major intersections are designated as commercial in order to provide opportunities for neighborhood commercial development. The exact location and size of these commercial areas will be contingent upon development. Commercial proposals shall be evaluated based on several factors including the compatibility with the surrounding neighborhood, the impact on the area, and the following guidelines.

COMMERCIAL- GENERAL GUIDELINES FOR ALL CATEGORIES

The scale, purpose, location, and intensity of a commercial development will determine whether it is designated as Central Business District, General Business District, Highway Service District or Mixed Use; all new commercial and mixed-use buildings must adhere to the adopted Architectural Design Standards.

Commercial centers should be distributed throughout the community to provide ease of access for all residents and minimize the need for cross-town vehicle trips.

Commercial services should be concentrated and contained within planned activity centers, or nodes, throughout the community. Development of distinct commercial nodes will help preserve the residential character of many of the major street corridors throughout the community and help prevent the negative impacts caused by multiple access points along a corridor. Commercial activities, when grouped in cohesive centers or nodes, result in more viable areas compared to scattered or isolated single use commercial sites. Activity centers, or nodes, provide a variety of services in a concentrated location to promote "one-stop shopping" and minimize the need for multiple vehicle trips. Each center has a limited number of vehicle access points to minimize impacts on surrounding uses and maintain an efficient traffic flow to and from the site. Uses are typically clustered on larger sites near the intersection of two major streets rather than being developed in linear, "strip" configurations along major street corridors. Linear development patterns, particularly when parcels provide a single use and are developed independently, can require multiple access points and lead to disruption of traffic flow on adjacent streets. Although lot sizes and/or configurations in some areas may warrant the use of a more linear development pattern, it is generally discouraged.

New development and redevelopment should include a mix of uses of different types and sizes of commercial uses, creating a diversity of activity and avoiding large, single-use buildings and dominating parking areas.

The physical design of commercial development areas shall promote a high-quality environment, as expressed by site layout, building materials and design, landscaping, parking area design, and pedestrian-oriented facilities.

CENTRAL BUSINESS DISTRICT (C-1)

The Central Business District is intended to provide a range of services, including supermarkets, restaurants, movie rentals, drycleaners, drugstores, filling stations, smaller specialty shops, retail and health services and business and professional offices, for residential areas. The Bonner Springs Central Business District is currently limited to the existing downtown. Smaller, limited use centers may be fully integrated into the surrounding neighborhood and be accessed primarily by pedestrian or bicycle; while larger centers, such as downtown, will function more independently, providing ample parking and numerous stores.

Central Business District areas shall be designed to be compatible with and sensitive to surrounding residences. Building materials and architectural detailing should be compatible with and reflect the character of the surrounding neighborhood. Building heights and scale should be similar to surrounding residences.

Main entrances and driveways should be integrated with the surrounding street network to provide clear connections between uses for vehicles, pedestrians, and bicycles. Clear, direct pedestrian connections shall be provided between uses within the center and to the surrounding neighborhood.

Large, uninterrupted expanses of parking should be avoided. Parking areas shall be divided into smaller “blocks” by landscaping and walkways. To the extent possible, parking blocks shall be distributed between the front and sides of buildings, or the front and rear, rather than placed solely in front of the building.

Attractive transitions should be provided between the area and surrounding residences, while not limiting access between the area and the neighborhood for all modes of travel. Transitions can be accomplished by stepping down the height of taller structures to meet residences, providing landscape buffers or screening. It is vital to use creative design to avoid simply “walling” off residential areas from neighborhood centers.

GENERAL BUSINESS DISTRICT (CP-2)

General Business District Centers provide a mix of retail and commercial services in a concentrated and unified setting that serves the local community and may also provide a limited draw for the surrounding region. These centers are typically anchored by a larger national chain, between 120,000 and 250,000 square feet, which may provide sales of a variety of general merchandise, grocery, apparel, appliances, hardware, lumber, and other household goods. Centers may also be anchored by smaller uses, such as a grocery store, and may include a variety of smaller, complementary uses, such as restaurants, specialty stores (such as books, furniture, computers, audio, office supplies, or clothing stores), professional offices and health services. The concentrated, unified design of a community commercial center allows it to meet a variety of community needs in a “one-stop shop” setting, minimizing the need for multiple vehicle trips to various commercial areas around the community.

General Business District Centers should be located at the intersection of one or more major arterial streets, specifically along Kansas Highway 7, 32 and U.S. 24/40. They may be located adjacent to higher density residential neighborhoods and may occur along major highway corridors. Large footprint retail buildings (often known as “big-box” stores) shall only be permitted in areas of the City where adequate access and services can be provided.

Typically, a site of between 3 and 30 acres is required.

General Business District Centers shall be required to meet a level of architectural detailing, compatibility of scale with surrounding areas, pedestrian and bicycle access, and mitigation of negative visual impacts such as large building walls, parking areas, and service and loading areas. While these requirements apply to all General Business District development, they are particularly important to consider for larger footprint retail buildings, or “big box” stores.

Community commercial services should be concentrated and contained within planned activity centers, or nodes. Within each activity center or node, complementary uses should be clustered within walking distance of each other to facilitate efficient, “one-stop shopping”, and minimize the need to drive between multiple areas of the center. Large footprint retail buildings or “big-box” stores should be incorporated as part of an activity center or node along with complementary uses. Isolated single store developments are discouraged.

Uninterrupted expanses of parking should be avoided. Parking areas should be broken into smaller blocks divided by landscaping and pedestrian walkways. Parking areas should be distributed between the front and sides of buildings, or front and rear, rather than solely in front of buildings to the extent possible.

Clear, direct pedestrian connections should be provided through parking areas to building entrances and to surrounding neighborhoods or streets. Integrate main entrances or driveways with the surrounding street network to provide clear connections between uses for vehicles, pedestrians, and bicycles.

Industrial

The Industrial designation is intended to provide locations for manufacturing, warehousing and distribution, indoor, and screened outdoor storage, and a wide range of other industrial services and operations.

Because of their potential environmental impacts, industrial uses should generally be located away from population centers or must be adequately buffered. Traffic generated by industrial uses should not pass-through residential areas. Sites should have access to one or more major arterials or highways capable of handling heavy truck traffic. Railroad access is also beneficial to certain types of industrial uses. Light industrial uses can typically be located in areas that also contain some highway-oriented commercial uses, and might benefit from close proximity and better access to their local customer base. Storage, loading, and work operations should be screened from view along all industrial area boundaries (when adjacent to non-industrial uses) and along all public streets. Such screening shall incorporate features such as trees, plantings and berms.

Public/ Institutional and Open Space

Public/ Institutional and open space uses may exist in any of the other land use categories provided they are compatible with and have a minimal impact on the surrounding neighborhood. Public or institutional uses involve an array of public facilities such as schools, government offices, community centers, fire stations, libraries, hospitals, cemeteries, and places of worship. It also entails facilities needed for essential public services such as electrical substations, water, and wastewater facilities.

Open space uses include numerous kinds of recreational and conservation uses, ranging from ball fields and tot lots to preserved natural areas along stream corridors. Both public and open space uses play an important role in the community and should be incorporated into neighborhoods as development occurs.

Public/Institutional Land Uses and Open Space Summary Table			
Land Use Category	Range of Density/Size	Uses	Characteristics/Notes
Public	N/A	Primary: Schools, government offices, community centers, fire stations, libraries, hospitals, cemeteries, places of worship and facilities needed for essential public services such as electrical substations, and water and wastewater facilities. Secondary: N/A	➤ Provided by the City, County, special districts, or by a quasi-public organization. ➤ Public uses are appropriate in every district provided they are compatible with the surrounding neighborhood.
Parks and Recreation	Varies, from as small as 1 acre to as large as 20 acres.	Primary: Neighborhood, scenic, and community parks, trails, and recreational facilities. Secondary: N/A	➤ Provides active and passive recreational opportunities. ➤ Generally provided by public agencies, but private facilities, such as privately operated golf courses, are also included.
Flood Hazard and Ecologically Sensitive Areas	N/A	Primary: Agricultural uses or passive or active recreational uses with minimal infrastructure requirements, such as trails, parks, or open space. Protection of key wildlife habitat, wetlands, floodways, riparian areas, and native woodlands. (May or may not have public access, depending on environmental sensitivity of the area). Also includes areas of steep slope located on private or public lands. Secondary: N/A	➤ Development within these areas will not be permitted. ➤ A higher level of scrutiny will be placed upon development proposals adjacent to these areas to minimize impacts upon them. ➤ Areas may or may not be publicly owned. ➤ Areas identified by the Federal Emergency Management Agency as floodplain or floodway.

Future Land Use Map Introduction

The Future Land Use Map depicts several different categories, of them are residential, city, civic, or privately owned, the majority of privately owned properties are owned by religious organizations. Other classifications include commercial and planned/mixed use, the planned and mixed-use designations are to be developed with commercial properties fronting major roadways and descending in density from commercial to single family residential. The intent of Planned and/or Mixed-Use Developments is to provide for a city within a city, with small to medium retailers provided for quick pedestrian travel and to provide residents with a variety of retail options.

The following map will indicate 10 distinct land uses, below are those uses and their descriptions:

Agricultural – typical residential density of 1 unit per 20 acres

This category consists of land principally in use for agricultural production and may be used for farming, livestock, crops, pasture, agribusiness ventures such as growing and marketing of products, and a limited number of rural residences. This zone may include woodland, agricultural lands, and grasslands. Such areas are intended to remain undeveloped until logical expansion of the urban area occurs. This category serves as a holding zone to preserve land from premature development that would negatively affect the area while preserving the agricultural uses in the immediate area.

Low-Density Residential – typical residential density of 2 to 4 dwelling units per acre

This category is appropriate for single-family detached dwellings. It may also include planned public and semi-public uses considered compatible with residential uses, such as schools, religious institutions, and civic uses. This district may be modified as a ‘Planned’ district through the City Zoning Ordinance.

Medium Density Residential – typical residential density of 4 to 6 dwellings per acre

This category includes attached residential dwellings such as two-family, three-family, townhomes, areas. Such uses may serve as a transition to areas of higher intensity development and should provide additional open space, amenities, and quality design in accordance with common planning principles and the duly adopted Architectural Design Guidelines for Multi-Family, Commercial and Industrial Zoning Districts. This district may be modified as a ‘Planned’ district through the City Zoning Ordinance.

High Density Residential – typical residential density of 6 to 18 dwelling units per acre

This category includes townhomes, apartments and condominium areas. Such uses should provide additional open space, amenities, and quality design in accordance with common planning principles and the duly adopted Architectural Design Guidelines for Multi-Family, Commercial and Industrial Zoning Districts. This district may be modified as a ‘Planned’ district through the City Zoning Ordinance.

Commercial

This category includes a broad variety of office, retail, and general business service uses whether located in centers or in stand-alone buildings. Uses are generally larger in scale and are more automotive-oriented in nature. **Downtown** is indicated as “Commercial” on the map and is subject to overlay district policies that promote a mixture of office, retail-commercial, institutional, civic, and medium to higher density residential uses intermixed through compatible site planning and building design consistent with the historic fabric of this area. A variety of these land uses should be comingled at specific locations to promote diversity and a successful pedestrian environment. Given close proximity to residential neighborhoods ringing the downtown, all development projects should be well-planned and designed to ensure a high level of compatibility with surrounding development. Non-residential uses should be limited to compact, main-street / pedestrian-oriented services, rather than large-scale or free-standing automotive-oriented uses.

Mixed Use - Primarily Commercial; and if residential, more than 6 dwelling units per acre –

The Mixed-Use category includes a variety of office, small-scale retail, and general business uses that are service-commercial oriented, located in centers that can accommodate related uses. Such nonresidential uses are intended to provide services primarily to residents of the surrounding area and placed in locations with a design character that blends into the district and the neighborhood. If a Mixed Use-Residential component is proposed, it must be designed in a manner to promote pedestrian activity through a system of interconnected streets and varied streetscapes that also provide safe and efficient movement of vehicular traffic. This category promotes a variety of high-density residential land uses including a variety of commercial and mixed use-residential/commercial land uses if approved by the City; and would be limited to townhouse, condominium, and multifamily apartment dwellings. They would be designated MX districts. They should be reviewed for land use compatibility against the City's common planning principals and duly adopted Architectural Design Guidelines for Multi-family, Commercial and Industrial Zoning Districts. Additional uses including live-work, and limited retail- commercial stores are permitted in this category under strict architectural and land use controls.

Industrial -

This category accommodates land uses associated with industrial activities such as assembly, manufacturing, warehousing, and limited office/commercial activities as defined in the city's zoning regulations. This district corresponds to the 'I-1', and 'I-2' districts of the city zoning regulations.

Parks/Common Areas -

Areas of predominately active and passive parks, open space, recreation, environmentally sensitive areas, or any other lands reserved for permanent open space purposes. Land identified as preferred or acceptable areas for public parks tend to be more formal in nature.

Public/Semi-Public -

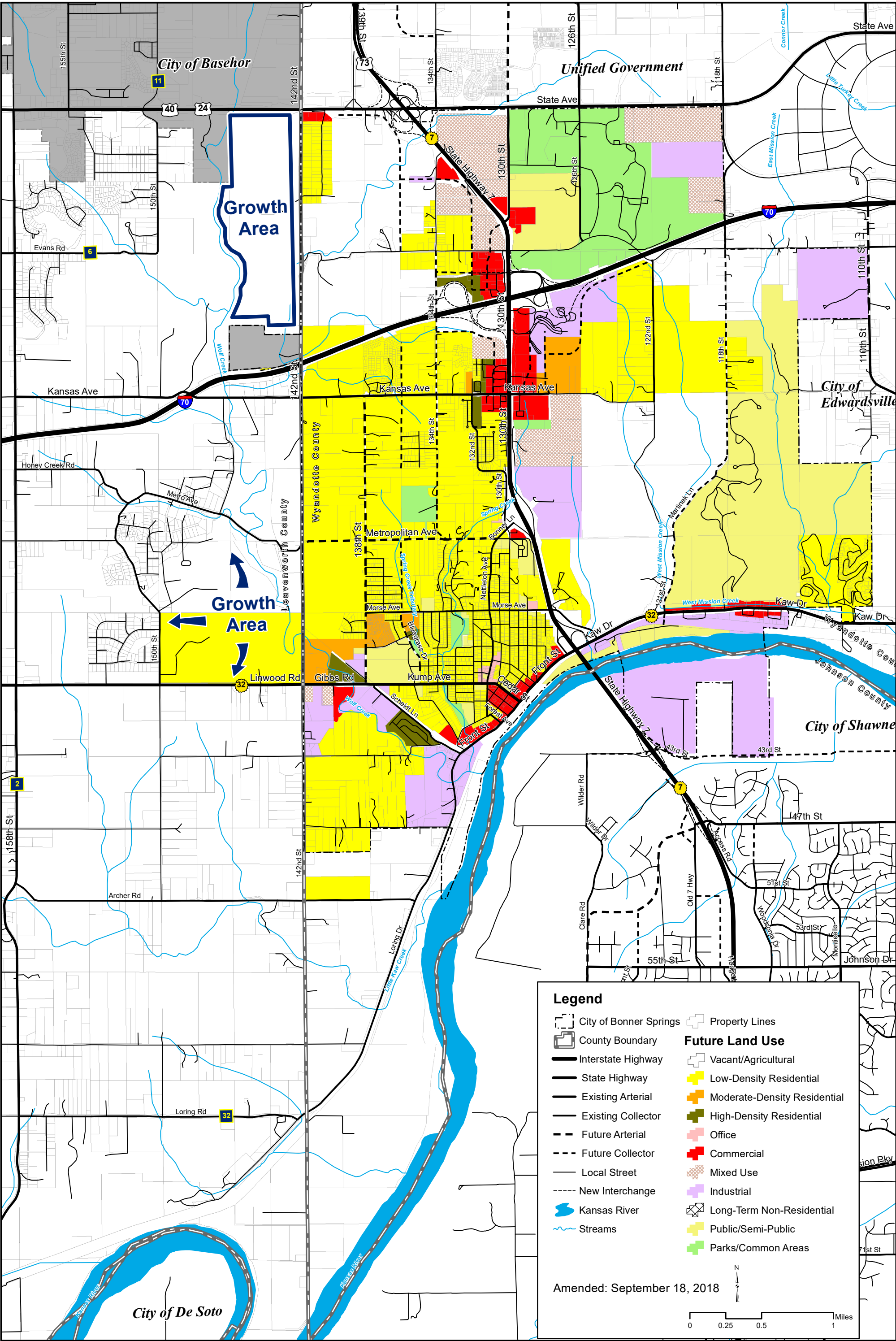
This category consists of public or semi-public uses such as schools, religious institutions, post offices, hospitals, fire stations, libraries, cemeteries, governmental uses, and other civic uses.

Future Growth Area –

This category indicates the surrounding land areas that due to watersheds and flow directions could be provided sanitary sewer service via gravity flow, from Bonner Springs and eventually be incorporated in to the City. This is generally an area located northwest of the current city limits and lying within Leavenworth and Wyandotte counties. This area though is located within one large watershed – the Wolf Creek Watershed, this is one of the largest watersheds in the area. This watershed extends from Parallel Road in Wyandotte County, south through eastern Basehor continuing south through Bonner Springs and ending at the Kansas River. As indicated on the Future Land Use Map, Bonner Springs would anticipate extending services and its city limits in the future, the map defines this anticipated area of growth.

The following map depicts the City of Bonner Springs anticipated Future Growth Area, along with the associated future land uses within the incorporated city limits. This map will be adopted as the Future Land Use Map (FLUM) of Bonner Springs. It will be utilized to guide development to areas that will best be served by existing and future infrastructure, along with addressing the needs and wants of the citizens, while keeping the guiding principles of the Comprehensive Plan in mind;

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APPENDIX A

Demographics Tables

The following information was gathered from a combination of the 2020 United States Census as well as the 2021 American Community Survey (ACS 5-year estimates).

As of July 14, 2023 the American Fact Finder, Community Facts, has estimated the population of the City of Bonner Springs at 7858 residents.

Table Number and Information Included

	Profile of General Population and Housing Characteristics
DP02	Selected Social Characteristics in the United States
DP03	Selected Economic Characteristics
DP04	Selected Housing Characteristics
DP05	ACS Demographic and Housing Estimates

7/14/2023

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Profile of General Demographic Characteristics: 2020				
	Bonner Springs city, Kansas			
Label	Estimate	Margin of Error	Percent	Percent Margin of Error
Total population	7,846	±26	7,846	(X)
SEX AND AGE				
Male	3,520	±283	44.90%	±3.6
Female	4,326	±279	55.10%	±3.6
Under 5 years	472	±182	6.00%	±2.3
5 to 9 years	667	±153	8.50%	±1.9
10 to 14 years	659	±180	8.40%	±2.3
15 to 19 years	563	±175	7.20%	±2.2
20 to 24 years	226	±92	2.90%	±1.2
25 to 34 years	838	±188	10.70%	±2.4
35 to 44 years	965	±160	12.30%	±2.1
45 to 54 years	842	±183	10.70%	±2.3
55 to 59 years	645	±204	8.20%	±2.6
60 to 64 years	498	±175	6.30%	±2.2
65 to 74 years	1,014	±350	12.90%	±4.5
75 to 84 years	330	±108	4.20%	±1.4
85 years and over	127	±71	1.60%	±0.9
<i>Median age (years)</i>	40.5	±3.3	(X)	(X)
18 years and over	5,564	±283	5,564	(X)
Male	2,401	±223	43.20%	±3.0
Female	3,163	±209	56.80%	±3.0
65 years and over	1,471	±342	1,471	(X)
Male	584	±167	39.70%	±5.9
Female	887	±218	60.30%	±5.9
Total housing units	3,159	±199	(X)	(X)
RELATIONSHIP				
<i>Total population</i>	7,846	±26	7,846	(X)
Population in households	7,798	±68	7,798	(X)
Householder	3,060	±192	39.20%	±2.5
Spouse	1,690	±207	21.70%	±2.6
Unmarried partner	136	±87	1.70%	±1.1
Child	2,345	±298	30.10%	±3.8
Other relatives	381	±199	4.90%	±2.5
Other nonrelatives	186	±97	2.40%	±1.2

	Bonner Springs city, Kansas			
Label	Estimate	Margin of Error	Percent	Percent Margin of Error
HOUSEHOLDS BY TYPE				
Total households	3,060	±192	3,060	(X)
Married-couple household	1,769	±229	57.80%	±6.8
With children of the householder under 18 years	(X)	(X)	(X)	(X)
Cohabiting couple household	148	±95	4.80%	±3.1
With children of the householder under 18 years	(X)	(X)	(X)	(X)
Male householder, no spouse/partner present	265	±113	8.70%	±3.4
With children of the householder under 18 years	(X)	(X)	(X)	(X)
Householder living alone	192	±102	6.30%	±3.1
65 years and over	75	±53	2.50%	±1.7
Female householder, no spouse/partner present	878	±180	28.70%	±5.8
With children of the householder under 18 years	(X)	(X)	(X)	(X)
Householder living alone	548	±153	17.90%	±4.8
65 years and over	299	±106	9.80%	±3.4
Households with one or more people under 18 years	1,029	±117	33.60%	±5.0
Households with one or more people 65 years and over	1,052	±210	34.40%	±5.9
Average household size	2.55	±0.16	(X)	(X)
Average family size	3.06	±0.24	(X)	(X)
HOUSING TENURE				
Occupied housing units	3,060	±192	3,060	(X)
Owner-occupied	2,202	±250	72.00%	±5.7
Renter-occupied	858	±168	28.00%	±5.7
Average household size of owner-occupied unit	2.57	±0.21	(X)	(X)
Average household size of renter-occupied unit	2.5	±0.40	(X)	(X)
This table is derived from many other ACS Tables. Tables utilized in this general demographics table are:				
ACSDP5Y2020.DP02-2022				
ACSDP5Y2020.DP05-2022				
ACSDP5Y2020.DP04-2022				

Although the American Community Survey (ACS) produces population, demographic and housing unit estimates, for 2020, the 2020 Census provides the official counts of the population and housing units for the nation, states, counties, cities, and towns. For 2016 to 2019, the Population Estimates Program provides estimates of the population for the nation, states, counties, cities, and towns and intercensal housing unit estimates for the nation, states, and counties.
Supporting documentation on code lists, subject definitions, data accuracy, and statistical testing can be found on the American Community Survey website in the Technical Documentation section.
Sample size and data quality measures (including coverage rates, allocation rates, and response rates) can be found on the American Community Survey website in the Methodology section.
Source: U.S. Census Bureau, 2016-2020 American Community Survey 5-Year Estimates
Data are based on a sample and are subject to sampling variability. The degree of uncertainty for an estimate arising from sampling variability is represented through the use of a margin of error. The value shown here is the 90 percent margin of error. The margin of error can be interpreted roughly as providing a 90 percent probability that the interval defined by the estimate minus the margin of error and the estimate plus the margin of error (the lower and upper confidence bounds) contains the true value. In addition to sampling variability, the ACS estimates are subject to nonsampling error (for a discussion of nonsampling variability, see ACS Technical Documentation). The effect of nonsampling error is not represented in these tables.
For more information on understanding race and Hispanic origin data, please see the Census 2010 Brief entitled, Overview of Race and Hispanic Origin: 2010, issued March 2011. (pdf format)
The Hispanic origin and race codes were updated in 2020. For more information on the Hispanic origin and race code changes, please visit the American Community Survey Technical Documentation website.
The 2016-2020 American Community Survey (ACS) data generally reflect the September 2018 Office of Management and Budget (OMB) delineations of metropolitan and micropolitan statistical areas. In certain instances, the names, codes, and boundaries of the principal cities shown in ACS tables may differ from the OMB delineation lists due to differences in the effective dates of the geographic entities.
Estimates of urban and rural populations, housing units, and characteristics reflect boundaries of urban areas defined based on Census 2010 data. As a result, data for urban and rural areas from the ACS do not necessarily reflect the results of ongoing urbanization.
Explanation of Symbols:- The estimate could not be computed because there were an insufficient number of sample observations. For a ratio of medians estimate, one or both of the median estimates falls in the lowest interval or highest interval of an open-ended distribution.N The estimate or margin of error cannot be displayed because there were an insufficient number of sample cases in the selected geographic area. (X) The estimate or margin of error is not applicable or not available.median- The median falls in the lowest interval of an open-ended distribution (for example "2,500-")median+ The median falls in the highest interval of an open-ended distribution (for example "250,000+").** The margin of error could not be computed because there were an insufficient number of sample observations.*** The margin of error could not be computed because the median falls in the lowest interval or highest interval of an open-ended distribution.***** A margin of error is not appropriate because the corresponding estimate is controlled to an independent population or housing estimate. Effectively, the corresponding estimate has no sampling error and the margin of error may be treated as zero.

Table: ACSDP5Y2020.DP02

SELECTED SOCIAL CHARACTERISTICS IN THE UNITED STATES				United States[®] Census Bureau
	Bonner Springs city, Kansas			
Label	Estimate	Margin of Error	Percent	Percent Margin of Error
HOUSEHOLDS BY TYPE				
Total households	3,060	±192	3,060	(X)
Married-couple household	1,769	±229	57.80%	±6.8
With children of the householder under 18 years	(X)	(X)	(X)	(X)
Cohabiting couple household	148	±95	4.80%	±3.1
With children of the householder under 18 years	(X)	(X)	(X)	(X)
Male householder, no spouse/partner present	265	±113	8.70%	±3.4
With children of the householder under 18 years	(X)	(X)	(X)	(X)
Householder living alone	192	±102	6.30%	±3.1
65 years and over	75	±53	2.50%	±1.7
Female householder, no spouse/partner present	878	±180	28.70%	±5.8
With children of the householder under 18 years	(X)	(X)	(X)	(X)
Householder living alone	548	±153	17.90%	±4.8
65 years and over	299	±106	9.80%	±3.4
Households with one or more people under 18 years	1,029	±117	33.60%	±5.0
Households with one or more people 65 years and over	1,052	±210	34.40%	±5.9
Average household size	2.55	±0.16	(X)	(X)
Average family size	3.06	±0.24	(X)	(X)

Table: ACSDP5Y2020.DP02

	Bonner Springs city, Kansas			United States [®] Census Bureau
Label	Estimate	Margin of Error	Percent	Percent Margin of Error
RELATIONSHIP				
Population in households	7,798	±68	7,798	(X)
Householder	3,060	±192	39.20%	±2.5
Spouse	1,690	±207	21.70%	±2.6
Unmarried partner	136	±87	1.70%	±1.1
Child	2,345	±298	30.10%	±3.8
Other relatives	381	±199	4.90%	±2.5
Other nonrelatives	186	±97	2.40%	±1.2
MARITAL STATUS				
Males 15 years and over	2,649	±245	2,649	(X)
Never married	632	±180	23.90%	±5.9
Now married, except separated	1,639	±205	61.90%	±6.6
Separated	20	±32	0.80%	±1.2
Widowed	60	±45	2.30%	±1.7
Divorced	298	±128	11.20%	±4.6
Females 15 years and over	3,399	±239	3,399	(X)
Never married	706	±211	20.80%	±5.6
Now married, except separated	1,887	±242	55.50%	±7.1
Separated	10	±15	0.30%	±0.4
Widowed	329	±115	9.70%	±3.3
Divorced	467	±142	13.70%	±4.0
GRANDPARENTS				
Number of grandparents living with own grandchildren under 18 years	161	±84	161	(X)
Grandparents responsible for grandchildren	51	±47	31.70%	±22.5
Years responsible for grandchildren				
Less than 1 year	14	±23	8.70%	±12.6
1 or 2 years	0	±15	0.00%	±15.6
3 or 4 years	22	±34	13.70%	±19.3
5 or more years	15	±23	9.30%	±15.1
Number of grandparents responsible for own grandchildren under 18 years	51	±47	51	(X)
Who are female	34	±31	66.70%	±22.3
Who are married	51	±47	100.00%	±38.2

Table: ACSDP5Y2020.DP02

	Bonner Springs city, Kansas			United States [®] Census Bureau
Label	Estimate	Margin of Error	Percent	Percent Margin of Error
SCHOOL ENROLLMENT				
Population 3 years and over enrolled in school	2,159	±254	2,159	(X)
Nursery school, preschool	163	±98	7.50%	±4.6
Kindergarten	146	±89	6.80%	±4.1
Elementary school (grades 1-8)	1,036	±166	48.00%	±7.0
High school (grades 9-12)	522	±172	24.20%	±6.8
College or graduate school	292	±113	13.50%	±4.6
EDUCATIONAL ATTAINMENT				
Population 25 years and over	5,259	±308	5,259	(X)
Less than 9th grade	160	±81	3.00%	±1.6
9th to 12th grade, no diploma	419	±168	8.00%	±3.1
High school graduate (includes equivalency)	2,045	±351	38.90%	±5.5
Some college, no degree	1,148	±167	21.80%	±3.4
Associate's degree	342	±111	6.50%	±2.1
Bachelor's degree	780	±180	14.80%	±3.4
Graduate or professional degree	365	±105	6.90%	±2.1
High school graduate or higher	4,680	±321	89.00%	±3.3
Bachelor's degree or higher	1,145	±197	21.80%	±3.8
VETERAN STATUS				
Civilian population 18 years and over	5,564	±283	5,564	(X)
Civilian veterans	321	±131	5.80%	±2.3
DISABILITY STATUS OF THE CIVILIAN NONINSTITUTIONALIZED POPULATION				
Total Civilian Noninstitutionalized Population	7,802	±68	7,802	(X)
With a disability	1,024	±237	13.10%	±3.0
Under 18 years	2,282	±287	2,282	(X)
With a disability	159	±126	7.00%	±5.2
18 to 64 years	4,083	±326	4,083	(X)
With a disability	424	±124	10.40%	±3.0
65 years and over	1,437	±338	1,437	(X)
With a disability	441	±136	30.70%	±10.9
RESIDENCE 1 YEAR AGO				
Population 1 year and over	7,796	±46	7,796	(X)
Same house	6,615	±452	84.90%	±5.8
Different house (in the U.S. or abroad)	1,181	±448	15.10%	±5.8
Different house in the U.S.	1,021	±421	13.10%	±5.4
Same county	253	±179	3.20%	±2.3
Different county	768	±377	9.90%	±4.8
Same state	705	±365	9.00%	±4.7
Different state	63	±51	0.80%	±0.7
Abroad	160	±215	2.10%	±2.8

Table: ACSDP5Y2020.DP02

	Bonner Springs city, Kansas			United States [®] Census Bureau
Label	Estimate	Margin of Error	Percent	Percent Margin of Error
PLACE OF BIRTH				
Total population	7,846	±26	7,846	(X)
Native	7,567	±233	96.40%	±3.0
Born in United States	7,466	±240	95.20%	±3.1
State of residence	5,220	±380	66.50%	±4.8
Different state	2,246	±355	28.60%	±4.5
Born in Puerto Rico, U.S. Island areas, or born abroad to American parent(s)	101	±83	1.30%	±1.1
Foreign born	279	±235	3.60%	±3.0
U.S. CITIZENSHIP STATUS				
Foreign-born population	279	±235	279	(X)
Naturalized U.S. citizen	31	±27	11.10%	±17.7
Not a U.S. citizen	248	±237	88.90%	±17.7
YEAR OF ENTRY				
Population born outside the United States	380	±243	380	(X)
Native	101	±83	101	(X)
Entered 2010 or later	14	±24	13.90%	±21.3
Entered before 2010	87	±75	86.10%	±21.3
Foreign born	279	±235	279	(X)
Entered 2010 or later	148	±206	53.00%	±43.4
Entered before 2010	131	±107	47.00%	±43.4
WORLD REGION OF BIRTH OF FOREIGN BORN				
Foreign-born population, excluding population born at sea	279	±235	279	(X)
Europe	0	±15	0.00%	±9.4
Asia	15	±18	5.40%	±10.5
Africa	5	±8	1.80%	±3.3
Oceania	0	±15	0.00%	±9.4
Latin America	259	±238	92.80%	±12.5
Northern America	0	±15	0.00%	±9.4
LANGUAGE SPOKEN AT HOME				
Population 5 years and over	7,374	±174	7,374	(X)
English only	7,058	±236	95.70%	±2.3
Language other than English	316	±167	4.30%	±2.3
Speak English less than "very well"	235	±147	3.20%	±2.0
Spanish	254	±160	3.40%	±2.2
Speak English less than "very well"	183	±143	2.50%	±1.9
Other Indo-European languages	43	±50	0.60%	±0.7
Speak English less than "very well"	33	±41	0.40%	±0.6
Asian and Pacific Islander languages	19	±20	0.30%	±0.3
Speak English less than "very well"	19	±20	0.30%	±0.3
Other languages	0	±15	0.00%	±0.4
Speak English less than "very well"	0	±15	0.00%	±0.4

Table: ACSDP5Y2020.DP02

	Bonner Springs city, Kansas			United States [®] Census Bureau
Label	Estimate	Margin of Error	Percent	Percent Margin of Error
ANCESTRY				
Total population	7,846	±26	7,846	(X)
American	420	±158	5.40%	±2.0
Arab	0	±15	0.00%	±0.3
Czech	59	±71	0.80%	±0.9
Danish	65	±66	0.80%	±0.8
Dutch	38	±41	0.50%	±0.5
English	769	±245	9.80%	±3.1
French (except Basque)	96	±51	1.20%	±0.7
French Canadian	45	±56	0.60%	±0.7
German	1,719	±369	21.90%	±4.7
Greek	14	±22	0.20%	±0.3
Hungarian	20	±24	0.30%	±0.3
Irish	704	±283	9.00%	±3.6
Italian	91	±89	1.20%	±1.1
Lithuanian	0	±15	0.00%	±0.3
Norwegian	111	±73	1.40%	±0.9
Polish	118	±116	1.50%	±1.5
Portuguese	0	±15	0.00%	±0.3
Russian	47	±51	0.60%	±0.6
Scotch-Irish	33	±25	0.40%	±0.3
Scottish	290	±134	3.70%	±1.7
Slovak	19	±22	0.20%	±0.3
Subsaharan African	149	±211	1.90%	±2.7
Swedish	236	±142	3.00%	±1.8
Swiss	28	±24	0.40%	±0.3
Ukrainian	0	±15	0.00%	±0.3
Welsh	61	±55	0.80%	±0.7
West Indian (excluding Hispanic origin groups)	0	±15	0.00%	±0.3
COMPUTERS AND INTERNET USE				
Total households	3,060	±192	3,060	(X)
With a computer	2,878	±204	94.10%	±2.8
With a broadband Internet subscription	2,688	±228	87.80%	±3.8
Although the American Community Survey (ACS) produces population, demographic and housing unit estimates, for 2020, the 2020 Census provides the official counts of the population and housing units for the nation, states, counties, cities, and towns. For 2016 to 2019, the Population Estimates Program provides estimates of the population for the nation, states, counties, cities, and towns and intercensal housing unit estimates for the nation, states, and counties. Supporting documentation on code lists, subject definitions, data accuracy, and statistical testing can be found on the American Community Survey website in the Technical Documentation section. Source: U.S. Census Bureau, 2016-2020 American Community Survey 5-Year Estimates Data are based on a sample and are subject to sampling variability. The degree of uncertainty for an estimate arising from sampling variability is represented through the use of a margin of error. The value shown here is the 90 percent margin of error. The margin of error can be interpreted roughly as providing a 90 percent probability that the interval defined by the estimate minus the margin of error and the estimate plus the margin of error (the lower and upper confidence bounds) contains the true value. In addition to sampling variability, the ACS estimates are subject to nonsampling error (for a discussion of nonsampling variability, see ACS Technical Documentation). The effect of nonsampling error is not represented in these tables. Ancestry listed in this table refers to the total number of people who responded with a particular ancestry; for example, the estimate given for Russian represents the number of people who listed Russian as either their first or second ancestry. This table lists only the largest ancestry groups; see the Detailed Tables for more categories. Race and Hispanic origin groups are not included in this table because official data for those groups come from the Race and Hispanic origin questions rather than the ancestry question (see Demographic Table).				

Table: ACSDP5Y2020.DP02

Data for year of entry of the native population reflect the year of entry into the U.S. by people who were born in Puerto Rico or U.S. Island Areas or born outside the U.S. to a U.S. citizen parent and who subsequently moved to the U.S.
Methodological changes to citizenship edits may have affected citizenship data for those born in American Samoa. Users should be aware of these changes when using 2018 data or multi-year data containing data from 2018. For more information, see: American Samoa Citizenship User Note.
The Census Bureau introduced a new set of disability questions in the 2008 ACS questionnaire. Accordingly, comparisons of disability data from 2008 or later with data from prior years are not recommended. For more information on these questions and their evaluation in the 2006 ACS Content Test, see the Evaluation Report Covering Disability.
Data about computer and Internet use were collected by asking respondents to select "Yes" or "No" to each type of computer and each type of Internet subscription. Therefore, respondents were able to select more than one type of computer and more than one type of Internet subscription.
The category "with a broadband Internet subscription" refers to those who said "Yes" to at least one of the following types of Internet subscriptions: Broadband such as cable, fiber optic, or DSL; a cellular data plan; satellite; a fixed wireless subscription; or other non-dial up subscription types.
An Internet "subscription" refers to a type of service that someone pays for to access the Internet such as a cellular data plan, broadband such as cable, fiber optic or DSL, or other type of service. This will normally refer to a service that someone is billed for directly for Internet alone or sometimes as part of a bundle.
With a computer includes those who said "Yes" to at least one of the following types of computers: Desktop or laptop; smartphone; tablet or other portable wireless computer; or some other type of computer.
In 2016, changes were made to the computer and Internet use questions, involving the wording as well as the response options. A crosswalk was used to map pre-2016 data to the post-2016 categories, enabling creation of 5-year data. For more detailed information about the 2016 changes, see the 2016 American Community Survey Content Test Report for Computer and Internet Use located at https://www.census.gov/library/working-papers/2017/acs/2017_Lewis_01.html or the user note regarding changes in the 2016 questions located at https://www.census.gov/programs-surveys/acs/technical-documentation/user-notes/2017-03.html . For more detailed information about the crosswalk, see the user note regarding the crosswalk located at https://www.census.gov/programs-surveys/acs/technical-documentation/user-notes.html .
The 2016-2020 American Community Survey (ACS) data generally reflect the September 2018 Office of Management and Budget (OMB) delineations of metropolitan and micropolitan statistical areas. In certain instances, the names, codes, and boundaries of the principal cities shown in ACS tables may differ from the OMB delineation lists due to differences in the effective dates of the geographic entities.
Estimates of urban and rural populations, housing units, and characteristics reflect boundaries of urban areas defined based on Census 2010 data. As a result, data for urban and rural areas from the ACS do not necessarily reflect the results of ongoing urbanization.
Explanation of Symbols:- The estimate could not be computed because there were an insufficient number of sample observations. For a ratio of medians estimate, one or both of the median estimates falls in the lowest interval or highest interval of an open-ended distribution.N The estimate or margin of error cannot be displayed because there were an insufficient number of sample cases in the selected geographic area. (X) The estimate or margin of error is not applicable or not available.median- The median falls in the lowest interval of an open-ended distribution (for example "2,500-")median+ The median falls in the highest interval of an open-ended distribution (for example "250,000+").** The margin of error could not be computed because there were an insufficient number of sample observations.*** The margin of error could not be computed because the median falls in the lowest interval or highest interval of an open-ended distribution.***** A margin of error is not appropriate because the corresponding estimate is controlled to an independent population or housing estimate. Effectively, the corresponding estimate has no sampling error and the margin of error may be treated as zero.

SELECTED ECONOMIC CHARACTERISTICS							
	Bonner Springs city, Kansas				United States[®] Census Bureau		
Label	Estimate	Margin of Error	Percent	Percent Margin of Error			
EMPLOYMENT STATUS							
Population 16 years and over	5,884	±249	5,884	(X)			
In labor force	3,948	±293	67.10%	±4.4			
Civilian labor force	3,948	±293	67.10%	±4.4			
Employed	3,794	±287	64.50%	±4.3			
Unemployed	154	±90	2.60%	±1.5			
Armed Forces	0	±15	0.00%	±0.5			
Not in labor force	1,936	±278	32.90%	±4.4			
Civilian labor force	3,948	±293	3,948	(X)			
Unemployment Rate	(X)	(X)	3.90%	±2.3			
Females 16 years and over	3,319	±215	3,319	(X)			
In labor force	2,140	±244	64.50%	±6.4			
Civilian labor force	2,140	±244	64.50%	±6.4			
Employed	2,135	±246	64.30%	±6.5			
Own children of the householder under 6 years	600	±198	600	(X)			
All parents in family in labor force	293	±146	48.80%	±20.1			
Own children of the householder 6 to 17 years	1,551	±241	1,551	(X)			
All parents in family in labor force	1,296	±223	83.60%	±9.1			
COMMUTING TO WORK							
Workers 16 years and over	3,668	±298	3,668	(X)			
Car, truck, or van -- drove alone	3,024	±293	82.40%	±5.4			
Car, truck, or van -- carpooled	330	±158	9.00%	±4.2			
Public transportation (excluding taxicab)	0	±15	0.00%	±0.7			
Walked	23	±29	0.60%	±0.8			
Other means	14	±18	0.40%	±0.5			
Worked from home	277	±143	7.60%	±3.8			
Mean travel time to work (minutes)	22	±2.8	(X)	(X)			
OCCUPATION							
Civilian employed population 16 years and over	3,794	±287	3,794	(X)			
Management, business, science, and arts occupations	1,351	±254	35.60%	±6.4			
Service occupations	861	±225	22.70%	±5.5			
Sales and office occupations	706	±183	18.60%	±4.5			
Natural resources, construction, and maintenance occupations	251	±95	6.60%	±2.5			
Production, transportation, and material moving occupations	625	±166	16.50%	±4.4			

	Bonner Springs city, Kansas				United States [®] Census Bureau		
Label	Estimate	Margin of Error	Percent	Percent Margin of Error			
INDUSTRY							
Civilian employed population 16 years and over	3,794	±287	3,794	(X)			
Agriculture, forestry, fishing and hunting, and mining	61	±64	1.60%	±1.7			
Construction	286	±116	7.50%	±3.1			
Manufacturing	493	±139	13.00%	±3.6			
Wholesale trade	244	±222	6.40%	±5.7			
Retail trade	224	±109	5.90%	±2.9			
Transportation and warehousing, and utilities	198	±93	5.20%	±2.4			
Information	46	±64	1.20%	±1.7			
Finance and insurance, and real estate and rental and leasing	235	±117	6.20%	±3.0			
Professional, scientific, and management, and administrative and waste management services	400	±114	10.50%	±2.8			
Educational services, and health care and social assistance	848	±188	22.40%	±4.8			
Arts, entertainment, and recreation, and accommodation and food services	255	±119	6.70%	±3.1			
Other services, except public administration	183	±89	4.80%	±2.3			
Public administration	321	±107	8.50%	±2.8			
CLASS OF WORKER							
Civilian employed population 16 years and over	3,794	±287	3,794	(X)			
Private wage and salary workers	2,858	±292	75.30%	±4.8			
Government workers	812	±183	21.40%	±4.5			
Self-employed in own not incorporated business workers	124	±76	3.30%	±2.0			
Unpaid family workers	0	±15	0.00%	±0.7			
INCOME AND BENEFITS (IN 2020 INFLATION-ADJUSTED DOLLARS)							
Total households	3,060	±192	3,060	(X)			
Less than \$10,000	66	±43	2.20%	±1.4			
\$10,000 to \$14,999	153	±76	5.00%	±2.4			
\$15,000 to \$24,999	238	±104	7.80%	±3.5			
\$25,000 to \$34,999	215	±102	7.00%	±3.3			
\$35,000 to \$49,999	376	±120	12.30%	±4.0			
\$50,000 to \$74,999	649	±152	21.20%	±5.0			
\$75,000 to \$99,999	605	±229	19.80%	±6.9			
\$100,000 to \$149,999	555	±138	18.10%	±4.6			
\$150,000 to \$199,999	152	±86	5.00%	±2.8			
\$200,000 or more	51	±23	1.70%	±0.8			

	Bonner Springs city, Kansas						
Label	Estimate	Margin of Error	Percent	Percent Margin of Error			
Median household income (dollars)	68,250	±6,872	(X)	(X)			
Mean household income (dollars)	74,884	±5,007	(X)	(X)			
With earnings	2,539	±219	83.00%	±4.0			
Mean earnings (dollars)	71,948	±6,760	(X)	(X)			
With Social Security	1,011	±209	33.00%	±6.0			
Mean Social Security income (dollars)	22,833	±2,725	(X)	(X)			
With retirement income	820	±235	26.80%	±6.9			
Mean retirement income (dollars)	18,375	±5,762	(X)	(X)			
With Supplemental Security Income	190	±88	6.20%	±3.0			
Mean Supplemental Security Income (dollars)	11,145	±2,526	(X)	(X)			
With cash public assistance income	43	±34	1.40%	±1.1			
Mean cash public assistance income (dollars)	4,153	±1,935	(X)	(X)			
With Food Stamp/SNAP benefits in the past 12 months	183	±97	6.00%	±3.3			
Families	2,148	±205	2,148	(X)			
Less than \$10,000	5	±8	0.20%	±0.4			
\$10,000 to \$14,999	49	±35	2.30%	±1.6			
\$15,000 to \$24,999	83	±69	3.90%	±3.3			
\$25,000 to \$34,999	100	±74	4.70%	±3.4			
\$35,000 to \$49,999	283	±114	13.20%	±5.4			
\$50,000 to \$74,999	506	±148	23.60%	±7.0			
\$75,000 to \$99,999	480	±224	22.30%	±9.2			
\$100,000 to \$149,999	474	±129	22.10%	±6.2			
\$150,000 to \$199,999	117	±64	5.40%	±3.1			
\$200,000 or more	51	±23	2.40%	±1.1			
Median family income (dollars)	76,739	±8,487	(X)	(X)			
Mean family income (dollars)	85,143	±6,100	(X)	(X)			
Per capita income (dollars)	29,168	±2,503	(X)	(X)			
Nonfamily households	912	±213	912	(X)			
Median nonfamily income (dollars)	35,789	±16,760	(X)	(X)			
Mean nonfamily income (dollars)	48,644	±10,603	(X)	(X)			
Median earnings for workers (dollars)	43,194	±7,382	(X)	(X)			
Median earnings for male full-time, year-round workers (dollars)	61,452	±5,865	(X)	(X)			
Median earnings for female full-time, year-round workers (dollars)	45,156	±3,222	(X)	(X)			

	Bonner Springs city, Kansas				United States [®] Census Bureau		
Label	Estimate	Margin of Error	Percent	Percent Margin of Error			
HEALTH INSURANCE COVERAGE							
Civilian noninstitutionalized population	7,802	±68	7,802	(X)			
With health insurance coverage	7,244	±294	92.80%	±3.7			
With private health insurance	5,541	±384	71.00%	±4.9			
With public coverage	3,037	±438	38.90%	±5.6			
No health insurance coverage	558	±287	7.20%	±3.7			
Civilian noninstitutionalized population under 19 years	2,333	±288	2,333	(X)			
No health insurance coverage	139	±151	6.00%	±6.3			
Civilian noninstitutionalized population 19 to 64 years	4,032	±325	4,032	(X)			
In labor force:	3,268	±296	3,268	(X)			
Employed:	3,169	±287	3,169	(X)			
With health insurance coverage	2,884	±310	91.00%	±4.8			
With private health insurance	2,619	±298	82.60%	±6.1			
With public coverage	417	±188	13.20%	±5.7			
No health insurance coverage	285	±151	9.00%	±4.8			
Unemployed:	99	±69	99	(X)			
With health insurance coverage	79	±58	79.80%	±28.2			
With private health insurance	79	±58	79.80%	±28.2			
With public coverage	0	±15	0.00%	±23.9			
No health insurance coverage	20	±32	20.20%	±28.2			
Not in labor force:	764	±192	764	(X)			
With health insurance coverage	650	±189	85.10%	±10.2			
With private health insurance	517	±170	67.70%	±13.0			
With public coverage	204	±103	26.70%	±12.9			
No health insurance coverage	114	±78	14.90%	±10.2			

	Bonner Springs city, Kansas				United States® Census Bureau		
Label	Estimate	Margin of Error	Percent	Percent Margin of Error			
PERCENTAGE OF FAMILIES AND PEOPLE WHOSE INCOME IN THE PAST 12 MONTHS IS BELOW THE POVERTY LEVEL							
All families	(X)	(X)	8.00%	±4.4			
With related children of the householder under 18 years	(X)	(X)	13.60%	±8.6			
With related children of the householder under 5 years only	(X)	(X)	16.50%	±18.4			
Married couple families	(X)	(X)	4.50%	±3.9			
With related children of the householder under 18 years	(X)	(X)	9.20%	±8.6			
With related children of the householder under 5 years only	(X)	(X)	12.20%	±18.5			
Families with female householder, no spouse present	(X)	(X)	26.20%	±21.1			
With related children of the householder under 18 years	(X)	(X)	27.50%	±24.7			
With related children of the householder under 5 years only	(X)	(X)	100.00%	±100.0			
All people	(X)	(X)	11.20%	±5.2			
Under 18 years	(X)	(X)	18.10%	±11.6			
Related children of the householder under 18 years	(X)	(X)	18.10%	±11.6			
Related children of the householder under 5 years	(X)	(X)	12.10%	±12.5			
Related children of the householder 5 to 17 years	(X)	(X)	19.70%	±13.9			
18 years and over	(X)	(X)	8.40%	±3.2			
18 to 64 years	(X)	(X)	9.60%	±3.9			
65 years and over	(X)	(X)	4.90%	±3.5			
People in families	(X)	(X)	10.00%	±5.8			
Unrelated individuals 15 years and over	(X)	(X)	17.70%	±7.2			
Although the American Community Survey (ACS) produces population, demographic and housing unit estimates, for 2020, the 2020 Census provides the official counts of the population and housing units for the nation, states, counties, cities, and towns. For 2016 to 2019, the Population Estimates Program provides estimates of the population for the nation, states, counties, cities, and towns and intercensal housing unit estimates for the nation, states, and counties.							
Supporting documentation on code lists, subject definitions, data accuracy, and statistical testing can be found on the American Community Survey website in the Technical Documentation section.							
Sample size and data quality measures (including coverage rates, allocation rates, and response rates) can be found on the American Community Survey website in the Methodology section.							
Source: U.S. Census Bureau, 2016-2020 American Community Survey 5-Year Estimates							
Data are based on a sample and are subject to sampling variability. The degree of uncertainty for an estimate arising from sampling variability is represented through the use of a margin of error. The value shown here is the 90 percent margin of error. The margin of error can be interpreted roughly as providing a 90 percent probability that the interval defined by the estimate minus the margin of error and the estimate plus the margin of error (the lower and upper confidence bounds) contains the true value. In addition to sampling variability, the ACS estimates are subject to nonsampling error (for a discussion of nonsampling variability, see ACS Technical Documentation). The effect of nonsampling error is not represented in these tables.							
Employment and unemployment estimates may vary from the official labor force data released by the Bureau of Labor Statistics because of differences in survey design and data collection. For guidance on differences in employment and unemployment estimates from different sources go to Labor Force Guidance.							
Workers include members of the Armed Forces and civilians who were at work last week.							
Industry titles and their 4-digit codes are based on the North American Industry Classification System (NAICS). The Census industry codes for 2018 and later years are based on the 2017 revision of the NAICS. To allow for the creation of multiyear tables, industry data in the multiyear files (prior to data year 2018) were recoded to the 2017 Census industry codes. We recommend using caution when comparing data coded using 2017 Census industry codes with data coded using Census industry codes prior to data year 2018. For more information on the Census industry code changes, please visit our website at https://www.census.gov/topics/employment/industry-occupation/guidance/code-lists.html .							
Logical coverage edits applying a rules-based assignment of Medicaid, Medicare and military health coverage were added as of 2009 -- please see https://www.census.gov/library/working-papers/2010/demo/coverage_edits_final.html for more details. Select geographies of 2008 data comparable to the 2009 and later tables are available at https://www.census.gov/data/tables/time-series/acs/1-year-re-run-health-insurance.html . The health insurance coverage category names were modified in 2010. See https://www.census.gov/topics/health/health-insurance/about/glossary.html#par_textimage_18 for a list of the insurance type definitions.							

	Bonner Springs city, Kansas				
Label	Estimate	Margin of Error	Percent	Percent Margin of Error	
Beginning in 2017, selected variable categories were updated, including age-categories, income-to-poverty ratio (IPR) categories, and the age universe for certain employment and education variables. See user note entitled "Health Insurance Table Updates" for further details.					
2019 ACS data products include updates to several categories of the existing means of transportation question. For more information, see: Change to Means of Transportation.					
Between 2018 and 2019 the American Community Survey retirement income question changed. These changes resulted in an increase in both the number of households reporting retirement income and higher aggregate retirement income at the national level. For more information see Changes to the Retirement Income Question .					
The categories for relationship to householder were revised in 2019. For more information see Revisions to the Relationship to Household item.					
Occupation titles and their 4-digit codes are based on the Standard Occupational Classification (SOC). The Census occupation codes for 2018 and later years are based on the 2018 revision of the SOC. To allow for the creation of the multiyear tables, occupation data in the multiyear files (prior to data year 2018) were recoded to the 2018 Census occupation codes. We recommend using caution when comparing data coded using 2018 Census occupation codes with data coded using Census occupation codes prior to data year 2018. For more information on the Census occupation code changes, please visit our website at https://www.census.gov/topics/employment/industry-occupation/guidance/code-lists.html .					
In 2019, methodological changes were made to the class of worker question. These changes involved modifications to the question wording, the category wording, and the visual format of the categories on the questionnaire. The format for the class of worker categories are now listed under the headings "Private Sector Employee," "Government Employee," and "Self-Employed or Other." Additionally, the category of Active Duty was added as one of the response categories under the "Government Employee" section for the mail questionnaire. For more detailed information about the 2019 changes, see the 2016 American Community Survey Content Test Report for Class of Worker located at http://www.census.gov/library/working-papers/2017/acs/2017_Martinez_01.html .					
Beginning in data year 2019, respondents to the Weeks Worked question provided an integer value for the number of weeks worked. For data years 2008 through 2018, respondents selected a category corresponding to the number of weeks worked.					
The 2016-2020 American Community Survey (ACS) data generally reflect the September 2018 Office of Management and Budget (OMB) delineations of metropolitan and micropolitan statistical areas. In certain instances, the names, codes, and boundaries of the principal cities shown in ACS tables may differ from the OMB delineation lists due to differences in the effective dates of the geographic entities.					
Estimates of urban and rural populations, housing units, and characteristics reflect boundaries of urban areas defined based on Census 2010 data. As a result, data for urban and rural areas from the ACS do not necessarily reflect the results of ongoing urbanization.					
Explanation of Symbols:- The estimate could not be computed because there were an insufficient number of sample observations. For a ratio of medians estimate, one or both of the median estimates falls in the lowest interval or highest interval of an open-ended distribution.N The estimate or margin of error cannot be displayed because there were an insufficient number of sample cases in the selected geographic area. (X) The estimate or margin of error is not applicable or not available.median- The median falls in the lowest interval of an open-ended distribution (for example "2,500-")median+ The median falls in the highest interval of an open-ended distribution (for example "250,000+").** The margin of error could not be computed because there were an insufficient number of sample observations.*** The margin of error could not be computed because the median falls in the lowest interval or highest interval of an open-ended distribution.***** A margin of error is not appropriate because the corresponding estimate is controlled to an independent population or housing estimate. Effectively, the corresponding estimate has no sampling error and the margin of error may be treated as zero.					

SELECTED HOUSING CHARACTERISTICS					United States[®] Census Bureau	
	Bonner Springs city, Kansas					
Label	Estimate	Margin of Error	Percent	Percent Margin of Error		
HOUSING OCCUPANCY						
Total housing units	3,159	±199	3,159	(X)		
Occupied housing units	3,060	±192	96.90%	±2.6		
Vacant housing units	99	±82	3.10%	±2.6		
Homeowner vacancy rate	0	±1.2	(X)	(X)		
Rental vacancy rate	0	±3.2	(X)	(X)		
UNITS IN STRUCTURE						
Total housing units	3,159	±199	3,159	(X)		
1-unit, detached	2,566	±231	81.20%	±4.8		
1-unit, attached	105	±85	3.30%	±2.7		
2 units	32	±23	1.00%	±0.7		
3 or 4 units	112	±61	3.50%	±1.9		
5 to 9 units	82	±58	2.60%	±1.8		
10 to 19 units	16	±18	0.50%	±0.6		
20 or more units	130	±65	4.10%	±2.1		
Mobile home	116	±65	3.70%	±2.1		
Boat, RV, van, etc.	0	±15	0.00%	±0.9		
YEAR STRUCTURE BUILT						
Total housing units	3,159	±199	3,159	(X)		
Built 2014 or later	148	±85	4.70%	±2.8		
Built 2010 to 2013	95	±56	3.00%	±1.8		
Built 2000 to 2009	401	±142	12.70%	±4.4		
Built 1990 to 1999	202	±61	6.40%	±2.0		
Built 1980 to 1989	288	±121	9.10%	±3.9		
Built 1970 to 1979	615	±237	19.50%	±7.0		
Built 1960 to 1969	302	±90	9.60%	±3.0		
Built 1950 to 1959	490	±135	15.50%	±4.3		
Built 1940 to 1949	109	±76	3.50%	±2.4		
Built 1939 or earlier	509	±144	16.10%	±4.2		
ROOMS						
Total housing units	3,159	±199	3,159	(X)		
1 room	27	±43	0.90%	±1.4		
2 rooms	70	±57	2.20%	±1.8		
3 rooms	80	±61	2.50%	±1.9		
4 rooms	369	±125	11.70%	±3.9		
5 rooms	766	±173	24.20%	±5.2		
6 rooms	731	±157	23.10%	±5.0		
7 rooms	521	±232	16.50%	±7.0		
8 rooms	226	±84	7.20%	±2.7		
9 rooms or more	369	±115	11.70%	±3.8		
Median rooms	5.9	±0.3	(X)	(X)		

	Bonner Springs city, Kansas				United States[®] Census Bureau	
Label	Estimate	Margin of Error	Percent	Percent Margin of Error		
BEDROOMS						
Total housing units	3,159	±199	3,159	(X)		
No bedroom	36	±45	1.10%	±1.4		
1 bedroom	161	±82	5.10%	±2.6		
2 bedrooms	640	±173	20.30%	±5.0		
3 bedrooms	1,846	±208	58.40%	±5.1		
4 bedrooms	423	±108	13.40%	±3.6		
5 or more bedrooms	53	±39	1.70%	±1.2		
HOUSING TENURE						
Occupied housing units	3,060	±192	3,060	(X)		
Owner-occupied	2,202	±250	72.00%	±5.7		
Renter-occupied	858	±168	28.00%	±5.7		
Average household size of owner-occupied unit	2.57	±0.21	(X)	(X)		
Average household size of renter-occupied unit	2.5	±0.40	(X)	(X)		
YEAR HOUSEHOLDER MOVED INTO UNIT						
Occupied housing units	3,060	±192	3,060	(X)		
Moved in 2019 or later	125	±94	4.10%	±3.2		
Moved in 2015 to 2018	754	±182	24.60%	±6.2		
Moved in 2010 to 2014	518	±139	16.90%	±4.6		
Moved in 2000 to 2009	715	±168	23.40%	±5.2		
Moved in 1990 to 1999	243	±100	7.90%	±3.3		
Moved in 1989 and earlier	705	±272	23.00%	±8.1		
VEHICLES AVAILABLE						
Occupied housing units	3,060	±192	3,060	(X)		
No vehicles available	144	±90	4.70%	±2.9		
1 vehicle available	773	±183	25.30%	±5.9		
2 vehicles available	1,349	±289	44.10%	±8.3		
3 or more vehicles available	794	±176	25.90%	±6.0		
HOUSE HEATING FUEL						
Occupied housing units	3,060	±192	3,060	(X)		
Utility gas	2,587	±232	84.50%	±4.4		
Bottled, tank, or LP gas	16	±14	0.50%	±0.5		
Electricity	411	±132	13.40%	±4.3		
Fuel oil, kerosene, etc.	0	±15	0.00%	±0.9		
Coal or coke	0	±15	0.00%	±0.9		
Wood	19	±23	0.60%	±0.7		
Solar energy	0	±15	0.00%	±0.9		
Other fuel	0	±15	0.00%	±0.9		
No fuel used	27	±42	0.90%	±1.4		
SELECTED CHARACTERISTICS						
Occupied housing units	3,060	±192	3,060	(X)		
Lacking complete plumbing facilities	23	±29	0.80%	±1.0		
Lacking complete kitchen facilities	10	±17	0.30%	±0.6		
No telephone service available	30	±33	1.00%	±1.1		
OCCUPANTS PER ROOM						
Occupied housing units	3,060	±192	3,060	(X)		
1.00 or less	3,060	±192	100.00%	±0.9		
1.01 to 1.50	0	±15	0.00%	±0.9		
1.51 or more	0	±15	0.00%	±0.9		
VALUE						
Owner-occupied units	2,202	±250	2,202	(X)		
Less than \$50,000	85	±60	3.90%	±2.6		
\$50,000 to \$99,999	254	±101	11.50%	±4.5		
\$100,000 to \$149,999	461	±126	20.90%	±5.9		
\$150,000 to \$199,999	530	±138	24.10%	±6.5		
\$200,000 to \$299,999	733	±237	33.30%	±8.4		
\$300,000 to \$499,999	109	±47	5.00%	±2.3		

Bonner Springs city, Kansas						
Label	Estimate	Margin of Error	Percent	Percent Margin of Error		
\$500,000 to \$999,999	19	±21	0.90%	±1.0		
\$1,000,000 or more	11	±16	0.50%	±0.7		
Median (dollars)	179,000	±14,070	(X)	(X)		
MORTGAGE STATUS						
Owner-occupied units	2,202	±250	2,202	(X)		
Housing units with a mortgage	1,381	±249	62.70%	±7.0		
Housing units without a mortgage	821	±156	37.30%	±7.0		
SELECTED MONTHLY OWNER COSTS (SMOC)						
Housing units with a mortgage	1,381	±249	1,381	(X)		
Less than \$500	0	±15	0.00%	±2.0		
\$500 to \$999	194	±86	14.00%	±6.6		
\$1,000 to \$1,499	501	±125	36.30%	±9.5		
\$1,500 to \$1,999	527	±266	38.20%	±14.6		
\$2,000 to \$2,499	114	±51	8.30%	±4.3		
\$2,500 to \$2,999	13	±15	0.90%	±1.2		
\$3,000 or more	32	±30	2.30%	±2.3		
Median (dollars)	1,497	±106	(X)	(X)		
Housing units without a mortgage	821	±156	821	(X)		
Less than \$250	51	±58	6.20%	±7.3		
\$250 to \$399	151	±90	18.40%	±10.0		
\$400 to \$599	199	±65	24.20%	±7.9		
\$600 to \$799	322	±120	39.20%	±9.7		
\$800 to \$999	69	±41	8.40%	±5.0		
\$1,000 or more	29	±21	3.50%	±2.6		
Median (dollars)	604	±59	(X)	(X)		

Bonner Springs city, Kansas					United States [®] Census Bureau	
Label	Estimate	Margin of Error	Percent	Percent Margin of Error		
SELECTED MONTHLY OWNER COSTS AS A PERCENTAGE OF HOUSEHOLD INCOME (SMOCAPI)						
Housing units with a mortgage (excluding units where SMOCAPI cannot be computed)	1,381	±249	1,381	(X)		
Less than 20.0 percent	735	±152	53.20%	±11.3		
20.0 to 24.9 percent	356	±224	25.80%	±13.3		
25.0 to 29.9 percent	115	±68	8.30%	±5.0		
30.0 to 34.9 percent	28	±26	2.00%	±1.9		
35.0 percent or more	147	±65	10.60%	±5.1		
Not computed	0	±15	(X)	(X)		
Housing unit without a mortgage (excluding units where SMOCAPI cannot be computed)	810	±154	810	(X)		
Less than 10.0 percent	232	±84	28.60%	±10.5		
10.0 to 14.9 percent	305	±112	37.70%	±10.3		
15.0 to 19.9 percent	68	±40	8.40%	±4.7		
20.0 to 24.9 percent	85	±64	10.50%	±7.4		
25.0 to 29.9 percent	29	±27	3.60%	±3.4		
30.0 to 34.9 percent	21	±25	2.60%	±3.0		
35.0 percent or more	70	±47	8.60%	±5.9		
Not computed	11	±18	(X)	(X)		
GROSS RENT						
Occupied units paying rent	803	±165	803	(X)		
Less than \$500	133	±74	16.60%	±8.8		
\$500 to \$999	355	±119	44.20%	±13.4		
\$1,000 to \$1,499	286	±118	35.60%	±12.1		
\$1,500 to \$1,999	29	±40	3.60%	±4.9		
\$2,000 to \$2,499	0	±15	0.00%	±3.4		
\$2,500 to \$2,999	0	±15	0.00%	±3.4		
\$3,000 or more	0	±15	0.00%	±3.4		
Median (dollars)	954	±43	(X)	(X)		
No rent paid	55	±56	(X)	(X)		
GROSS RENT AS A PERCENTAGE OF HOUSEHOLD INCOME (GRAPI)						
Occupied units paying rent (excluding units where GRAPI cannot be computed)	803	±165	803	(X)		
Less than 15.0 percent	96	±71	12.00%	±8.5		
15.0 to 19.9 percent	189	±100	23.50%	±11.3		
20.0 to 24.9 percent	42	±45	5.20%	±5.7		
25.0 to 29.9 percent	185	±108	23.00%	±12.3		
30.0 to 34.9 percent	95	±74	11.80%	±9.0		
35.0 percent or more	196	±85	24.40%	±9.7		
Not computed	55	±56	(X)	(X)		
Although the American Community Survey (ACS) produces population, demographic and housing unit estimates, for 2020, the 2020 Census provides the official counts of the population and housing units for the nation, states, counties, cities, and towns. For 2016 to 2019, the Population Estimates Program provides estimates of the population for the nation, states, counties, cities, and towns and intercensal housing unit estimates for the nation, states, and counties.						
Supporting documentation on code lists, subject definitions, data accuracy, and statistical testing can be found on the American Community Survey website in the Technical Documentation section.						
Sample size and data quality measures (including coverage rates, allocation rates, and response rates) can be found on the American Community Survey website in the Methodology section.						
Source: U.S. Census Bureau, 2016-2020 American Community Survey 5-Year Estimates						

Bonner Springs city, Kansas					
Label	Estimate	Margin of Error	Percent	Percent Margin of Error	
Data are based on a sample and are subject to sampling variability. The degree of uncertainty for an estimate arising from sampling variability is represented through the use of a margin of error. The value shown here is the 90 percent margin of error. The margin of error can be interpreted roughly as providing a 90 percent probability that the interval defined by the estimate minus the margin of error and the estimate plus the margin of error (the lower and upper confidence bounds) contains the true value. In addition to sampling variability, the ACS estimates are subject to nonsampling error (for a discussion of nonsampling variability, see ACS Technical Documentation). The effect of nonsampling error is not represented in these tables.					
Households not paying cash rent are excluded from the calculation of median gross rent.					
Telephone service data are not available for certain geographic areas due to problems with data collection of this question that occurred in 2016 and 2019. Both ACS 1-year and ACS 5-year files were affected. It may take several years in the ACS 5-year files until the estimates are available for the geographic areas affected.					
The 2016-2020 American Community Survey (ACS) data generally reflect the September 2018 Office of Management and Budget (OMB) delineations of metropolitan and micropolitan statistical areas. In certain instances, the names, codes, and boundaries of the principal cities shown in ACS tables may differ from the OMB delineation lists due to differences in the effective dates of the geographic entities.					
Estimates of urban and rural populations, housing units, and characteristics reflect boundaries of urban areas defined based on Census 2010 data. As a result, data for urban and rural areas from the ACS do not necessarily reflect the results of ongoing urbanization.					
Explanation of Symbols:- The estimate could not be computed because there were an insufficient number of sample observations. For a ratio of medians estimate, one or both of the median estimates falls in the lowest interval or highest interval of an open-ended distribution.N The estimate or margin of error cannot be displayed because there were an insufficient number of sample cases in the selected geographic area. (X) The estimate or margin of error is not applicable or not available.median- The median falls in the lowest interval of an open-ended distribution (for example "2,500-")median+ The median falls in the highest interval of an open-ended distribution (for example "250,000+").** The margin of error could not be computed because there were an insufficient number of sample observations.*** The margin of error could not be computed because the median falls in the lowest interval or highest interval of an open-ended distribution.***** A margin of error is not appropriate because the corresponding estimate is controlled to an independent population or housing estimate. Effectively, the corresponding estimate has no sampling error and the margin of error may be treated as zero.					

ACS DEMOGRAPHIC AND HOUSING ESTIMATES				United States[®] Census Bureau
	Bonner Springs city, Kansas			
Label	Estimate	Margin of Error	Percent	Percent Margin of Error
SEX AND AGE				
Total population	7,846	±26	7,846	(X)
Male	3,520	±283	44.90%	±3.6
Female	4,326	±279	55.10%	±3.6
Sex ratio (males per 100 females)	81.4	±11.9	(X)	(X)
Under 5 years	472	±182	6.00%	±2.3
5 to 9 years	667	±153	8.50%	±1.9
10 to 14 years	659	±180	8.40%	±2.3
15 to 19 years	563	±175	7.20%	±2.2
20 to 24 years	226	±92	2.90%	±1.2
25 to 34 years	838	±188	10.70%	±2.4
35 to 44 years	965	±160	12.30%	±2.1
45 to 54 years	842	±183	10.70%	±2.3
55 to 59 years	645	±204	8.20%	±2.6
60 to 64 years	498	±175	6.30%	±2.2
65 to 74 years	1,014	±350	12.90%	±4.5
75 to 84 years	330	±108	4.20%	±1.4
85 years and over	127	±71	1.60%	±0.9
Median age (years)	40.5	±3.3	(X)	(X)
Under 18 years	2,282	±287	29.10%	±3.6
16 years and over	5,884	±249	75.00%	±3.2
18 years and over	5,564	±283	70.90%	±3.6
21 years and over	5,432	±288	69.20%	±3.7
62 years and over	1,699	±350	21.70%	±4.5
65 years and over	1,471	±342	18.70%	±4.4
18 years and over	5,564	±283	5,564	(X)
Male	2,401	±223	43.20%	±3.0
Female	3,163	±209	56.80%	±3.0
Sex ratio (males per 100 females)	75.9	±9.3	(X)	(X)
65 years and over	1,471	±342	1,471	(X)
Male	584	±167	39.70%	±5.9
Female	887	±218	60.30%	±5.9
Sex ratio (males per 100 females)	65.8	±16.7	(X)	(X)
RACE				
Total population	7,846	±26	7,846	(X)
One race	7,462	±171	95.10%	±2.1
Two or more races	384	±167	4.90%	±2.1
One race	7,462	±171	95.10%	±2.1
White	6,400	±408	81.60%	±5.2
Black or African American	789	±380	10.10%	±4.8
American Indian and Alaska Native	55	±42	0.70%	±0.5
Cherokee tribal grouping	23	±29	0.30%	±0.4
Chippewa tribal grouping	0	±15	0.00%	±0.3
Navajo tribal grouping	0	±15	0.00%	±0.3
Sioux tribal grouping	0	±15	0.00%	±0.3
Asian	15	±18	0.20%	±0.2
Asian Indian	0	±15	0.00%	±0.3
Chinese	0	±15	0.00%	±0.3
Filipino	0	±15	0.00%	±0.3

	Bonner Springs city, Kansas			United States [®] Census Bureau
Label	Estimate	Margin of Error	Percent	Percent Margin of Error
Japanese	0	±15	0.00%	±0.3
Korean	0	±15	0.00%	±0.3
Vietnamese	8	±12	0.10%	±0.1
Other Asian	7	±13	0.10%	±0.2
Native Hawaiian and Other Pacific Islander	0	±15	0.00%	±0.3
Native Hawaiian	0	±15	0.00%	±0.3
Chamorro	0	±15	0.00%	±0.3
Samoan	0	±15	0.00%	±0.3
Other Pacific Islander	0	±15	0.00%	±0.3
Some other race	203	±210	2.60%	±2.7
Two or more races	384	±167	4.90%	±2.1
White and Black or African American	149	±103	1.90%	±1.3
White and American Indian and Alaska Native	43	±36	0.50%	±0.5
White and Asian	5	±9	0.10%	±0.1
Black or African American and American Indian and Alaska Native	0	±15	0.00%	±0.3
Race alone or in combination with one or more other races				
Total population	7,846	±26	7,846	(X)
White	6,784	±400	86.50%	±5.1
Black or African American	938	±388	12.00%	±4.9
American Indian and Alaska Native	98	±60	1.20%	±0.8
Asian	20	±25	0.30%	±0.3
Native Hawaiian and Other Pacific Islander	0	±15	0.00%	±0.3
Some other race	390	±257	5.00%	±3.3
HISPANIC OR LATINO AND RACE				
Total population	7,846	±26	7,846	(X)
Hispanic or Latino (of any race)	839	±323	10.70%	±4.1
Mexican	682	±311	8.70%	±4.0
Puerto Rican	130	±203	1.70%	±2.6
Cuban	16	±26	0.20%	±0.3
Other Hispanic or Latino	11	±16	0.10%	±0.2
Not Hispanic or Latino	7,007	±320	89.30%	±4.1
White alone	6,089	±407	77.60%	±5.2
Black or African American alone	663	±322	8.50%	±4.1
American Indian and Alaska Native alone	43	±38	0.50%	±0.5
Asian alone	15	±18	0.20%	±0.2
Native Hawaiian and Other Pacific Islander alone	0	±15	0.00%	±0.3
Some other race alone	0	±15	0.00%	±0.3
Two or more races	197	±109	2.50%	±1.4

		Bonner Springs city, Kansas			United States [®] Census Bureau
Label	Estimate	Margin of Error	Percent	Percent Margin of Error	
Two races including Some other race	0	±15	0.00%	±0.3	
Two races excluding Some other race, and Three or more races	197	±109	2.50%	±1.4	
Total housing units	3,159	±199	(X)	(X)	
CITIZEN, VOTING AGE POPULATION					
Citizen, 18 and over population	5,412	±324	5,412	(X)	
Male	2,315	±219	42.80%	±2.9	
Female	3,097	±228	57.20%	±2.9	
Although the American Community Survey (ACS) produces population, demographic and housing unit estimates, for 2020, the 2020 Census provides the official counts of the population and housing units for the nation, states, counties, cities, and towns. For 2016 to 2019, the Population Estimates Program provides estimates of the population for the nation, states, counties, cities, and towns and intercensal housing unit estimates for the nation, states, and counties. Supporting documentation on code lists, subject definitions, data accuracy, and statistical testing can be found on the American Community Survey website in the Technical Documentation section. Sample size and data quality measures (including coverage rates, allocation rates, and response rates) can be found on the American Community Survey website in the Methodology section. Source: U.S. Census Bureau, 2016-2020 American Community Survey 5-Year Estimates Data are based on a sample and are subject to sampling variability. The degree of uncertainty for an estimate arising from sampling variability is represented through the use of a margin of error. The value shown here is the 90 percent margin of error. The margin of error can be interpreted roughly as providing a 90 percent probability that the interval defined by the estimate minus the margin of error and the estimate plus the margin of error (the lower and upper confidence bounds) contains the true value. In addition to sampling variability, the ACS estimates are subject to nonsampling error (for a discussion of nonsampling variability, see ACS Technical Documentation). The effect of nonsampling error is not represented in these tables. For more information on understanding race and Hispanic origin data, please see the Census 2010 Brief entitled, Overview of Race and Hispanic Origin: 2010, issued March 2011. (pdf format) The Hispanic origin and race codes were updated in 2020. For more information on the Hispanic origin and race code changes, please visit the American Community Survey Technical Documentation website. The 2016-2020 American Community Survey (ACS) data generally reflect the September 2018 Office of Management and Budget (OMB) delineations of metropolitan and micropolitan statistical areas. In certain instances, the names, codes, and boundaries of the principal cities shown in ACS tables may differ from the OMB delineation lists due to differences in the effective dates of the geographic entities. Estimates of urban and rural populations, housing units, and characteristics reflect boundaries of urban areas defined based on Census 2010 data. As a result, data for urban and rural areas from the ACS do not necessarily reflect the results of ongoing urbanization. Explanation of Symbols:- The estimate could not be computed because there were an insufficient number of sample observations. For a ratio of medians estimate, one or both of the median estimates falls in the lowest interval or highest interval of an open-ended distribution.N The estimate or margin of error cannot be displayed because there were an insufficient number of sample cases in the selected geographic area. (X) The estimate or margin of error is not applicable or not available.median- The median falls in the lowest interval of an open-ended distribution (for example "2,500-")median+ The median falls in the highest interval of an open-ended distribution (for example "250,000+").** The margin of error could not be computed because there were an insufficient number of sample observations.*** The margin of error could not be computed because the median falls in the lowest interval or highest interval of an open-ended distribution.***** A margin of error is not appropriate because the corresponding estimate is controlled to an independent population or housing estimate. Effectively, the corresponding estimate has no sampling error and the margin of error may be treated as zero.					

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APPENDIX B

2022 Citizen Survey

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Constant Contact Survey Results

Campaign Name: Citizen Survey - Land Use

Survey Starts: 304

Survey Submits: 77

Export Date: 09/14/2022 05:51 PM

MULTIPLE CHOICE

Do you live within the City limits of Bonner Springs?

Answer Choice	0%	100%	Number of Responses	Responses Ratio
Yes			66	85%
No			11	14%
Total Responses			77	100%

MULTIPLE CHOICE

Do you own or rent your residence?

Answer Choice	0%	100%	Number of Responses	Responses Ratio
Rent			15	19%
Own			62	80%
Total Responses			77	100%

MULTIPLE CHOICE

How long have you lived in the city of Bonner Springs or the surrounding area?

Answer Choice	0%	100%	Number of Responses	Responses Ratio
Less than one year			3	3%
1-5 years			12	15%
6-10 years			10	12%
11-20 years			20	25%
More than 20 years			32	41%
Total Responses			77	100%

MULTIPLE CHOICE

Please choose the age range that you are within:

Answer Choice	0%	100%	Number of Responses	Responses Ratio
Under 18			0	0%
18-24			1	1%
25-34			11	14%
35-44			23	29%
45-54			9	11%
55-64			13	16%
Over 65			18	23%
Total Responses			77	100%

Page 1 of 17

CHECKBOXES

What are the most important reasons you and your family choose to live in the City of Bonner Springs or the surrounding area? (check all that apply)

Answer Choice	0%	100%	Number of Responses	Responses Ratio
Recreational opportunities			7	9%
Cost of housing			32	41%
Close to work			31	40%
Family and friends			36	46%
Quality of neighborhoods			23	29%
Proximity to necessities (i.e. stores, medical services, etc.)			28	36%
Community activities			9	11%
Small town/historic community			34	44%
Total Responses			77	100%

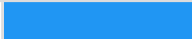
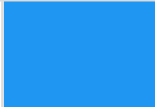
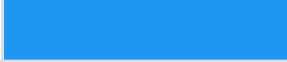
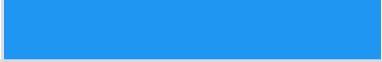
CHECKBOXES

What would you change in order to improve the quality of life in Bonner Springs and the surrounding area? (check all that apply)

Answer Choice	0%	100%	Number of Responses	Responses Ratio
Diversity of housing options			14	18%
Affordability of housing			20	25%
More pedestrian facilities (i.e. sidewalks and trails)			45	58%
Expand retail options			40	51%
Improved roads			35	45%
Increase employment opportunities			16	20%
Improved educational opportunities			18	23%
Total Responses			77	100%

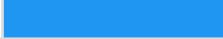
CHECKBOXES

What types of development would you most like to see in Bonner Springs? (check all that apply)

Answer Choice	0%	100%	Number of Responses	Responses Ratio
Small businesses that serve the needs of the community			46	59%
Health care providers			21	27%
Multifamily residential development (apartments, row homes, senior housing)			17	22%
Mixed use development (residential and commercial/light industrial uses within the same area)			17	22%
Entertainment (i.e. restaurants, theaters, nightlife)			48	62%
Industrial – Warehousing			3	3%
Industrial - Manufacturing			3	3%
Recreational opportunities			40	51%
Commercial – Retail/Service			23	29%
Single family residential development			32	41%
Redevelopment/continued development of downtown			42	54%
Total Responses			77	100%

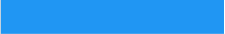
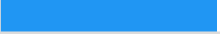
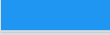
NUMERIC SCALE

Single family residential development large lot (1+ acres)

Answer Choice	0%	100%	Number of Responses	Responses Ratio
1 (Strongly Discourage)			3	3%
2			8	10%
3			25	32%
4			10	12%
5 (Strongly Encourage)			31	40%
Mean	3.75			
Median	4.00			
Total Responses			77	100%

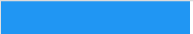
NUMERIC SCALE

Single family residential development (clustered/traditional subdivision)

Answer Choice	0%	100%	Number of Responses	Responses Ratio
1 (Strongly Discourage)			9	11%
2			6	7%
3			25	32%
4			24	31%
5 (Strongly Encourage)			13	16%
Mean	3.34			
Median	3.00			
Total Responses			77	100%

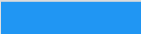
NUMERIC SCALE

Multifamily Residential development (multiple units attached-apartments-rowhomes)

Answer Choice	0%	100%	Number of Responses	Responses Ratio
1 (Strongly Discourage)			21	27%
2			18	23%
3			21	27%
4			11	14%
5 (Strongly Encourage)			6	7%
Mean	2.52			
Median	2.00			
Total Responses			77	100%

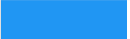
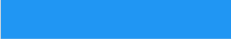
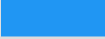
NUMERIC SCALE

Multifamily Townhouses/ Condominiums (multiple units - owned)

Answer Choice	0%	100%	Number of Responses	Responses Ratio
1 (Strongly Discourage)			16	20%
2			16	20%
3			21	27%
4			17	22%
5 (Strongly Encourage)			7	9%
Mean	2.78			
Median	3.00			
Total Responses			77	100%

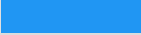
NUMERIC SCALE

Multifamily duplex development (2 unit attached)

Answer Choice	0%	100%	Number of Responses	Responses Ratio
1 (Strongly Discourage)			18	23%
2			14	18%
3			26	33%
4			12	15%
5 (Strongly Encourage)			7	9%
Mean	2.69			
Median	3.00			
Total Responses			77	100%

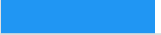
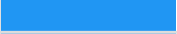
NUMERIC SCALE

Senior/Assisted

Answer Choice	0%	100%	Number of Responses	Responses Ratio
1 (Strongly Discourage)			3	3%
2			9	11%
3			25	32%
4			24	31%
5 (Strongly Encourage)			16	20%
Mean	3.53			
Median	4.00			
Total Responses			77	100%

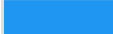
NUMERIC SCALE

Affordable housing

Answer Choice	0%	100%	Number of Responses	Responses Ratio
1 (Strongly Discourage)			11	14%
2			11	14%
3			18	23%
4			17	22%
5 (Strongly Encourage)			20	25%
Mean	3.31			
Median	3.00			
Total Responses			77	100%

NUMERIC SCALE

Office/Business parks

Answer Choice	0%	100%	Number of Responses	Responses Ratio
1 (Strongly Discourage)			11	14%
2			13	16%
3			36	46%
4			13	16%
5 (Strongly Encourage)			4	5%
Mean	2.82			
Median	3.00			
Total Responses			77	100%

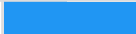
NUMERIC SCALE

Organic agriculture

Answer Choice	0%	100%	Number of Responses	Responses Ratio
1 (Strongly Discourage)			6	7%
2			10	12%
3			30	38%
4			17	22%
5 (Strongly Encourage)			14	18%
Mean	3.30			
Median	3.00			
Total Responses			77	100%

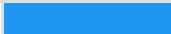
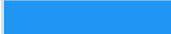
NUMERIC SCALE

Conventional agriculture

Answer Choice	0%	100%	Number of Responses	Responses Ratio
1 (Strongly Discourage)			7	9%
2			15	19%
3			32	41%
4			16	20%
5 (Strongly Encourage)			7	9%
Mean	3.01			
Median	3.00			
Total Responses			77	100%

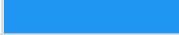
NUMERIC SCALE

Public Green Space/Parks

Answer Choice	0%	100%	Number of Responses	Responses Ratio
1 (Strongly Discourage)			1	1%
2			0	0%
3			19	24%
4			19	24%
5 (Strongly Encourage)			38	49%
Mean	4.21			
Median	4.00			
Total Responses			77	100%

NUMERIC SCALE

Commercial development

Answer Choice	0%	100%	Number of Responses	Responses Ratio
1 (Strongly Discourage)			8	10%
2			8	10%
3			31	40%
4			20	25%
5 (Strongly Encourage)			10	12%
Mean	3.21			
Median	3.00			
Total Responses			77	100%

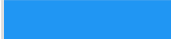
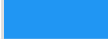
NUMERIC SCALE

Light Industrial development (warehousing-shipping/receiving)

Answer Choice	0%	100%	Number of Responses	Responses Ratio
1 (Strongly Discourage)			24	31%
2			29	37%
3			19	24%
4			3	3%
5 (Strongly Encourage)			2	2%
Mean	2.09			
Median	2.00			
Total Responses			77	100%

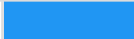
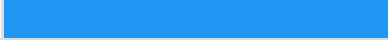
NUMERIC SCALE

Heavy Industrial development (manufacturing)

Answer Choice	0%	100%	Number of Responses	Responses Ratio
1 (Strongly Discourage)			42	54%
2			19	24%
3			12	15%
4			3	3%
5 (Strongly Encourage)			1	1%
Mean	1.73			
Median	1.00			
Total Responses			77	100%

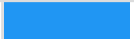
NUMERIC SCALE

Sidewalks

Answer Choice	0%	100%	Number of Responses	Responses Ratio
1 (Strongly Discourage)			2	2%
2			4	5%
3			15	19%
4			13	16%
5 (Strongly Encourage)			43	55%
Mean	4.18			
Median	5.00			
Total Responses			77	100%

NUMERIC SCALE

Bike paths/lanes

Answer Choice	0%	100%	Number of Responses	Responses Ratio
1 (Strongly Discourage)			4	5%
2			5	6%
3			20	25%
4			14	18%
5 (Strongly Encourage)			34	44%
Mean	3.90			
Median	4.00			
Total Responses			77	100%

NUMERIC SCALE

Protection of natural areas/open space

Answer Choice	0%	100%	Number of Responses	Responses Ratio
1 (Strongly Discourage)			0	0%
2			5	6%
3			15	19%
4			15	19%
5 (Strongly Encourage)			42	54%
Mean	4.22			
Median	5.00			
Total Responses			77	100%

NUMERIC SCALE

Floodplain/environmental preservation

Answer Choice	0%	100%	Number of Responses	Responses Ratio
1 (Strongly Discourage)			0	0%
2			2	2%
3			17	22%
4			28	36%
5 (Strongly Encourage)			30	38%
Mean	4.12			
Median	4.00			
Total Responses			77	100%

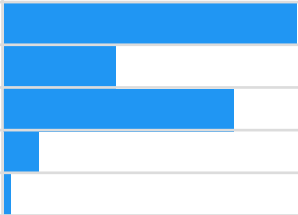
NUMERIC SCALE

Agricultural land preservation

Answer Choice	0%	100%	Number of Responses	Responses Ratio
1 (Strongly Discourage)			2	2%
2			6	7%
3			23	29%
4			28	36%
5 (Strongly Encourage)			18	23%
Mean	3.70			
Median	4.00			
Total Responses			77	100%

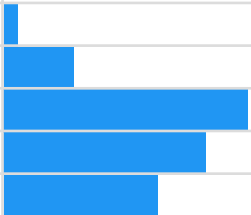
NUMERIC SCALE

Industrial development

Answer Choice	0%	100%	Number of Responses	Responses Ratio
1 (Strongly Discourage)			33	42%
2			13	16%
3			26	33%
4			4	5%
5 (Strongly Encourage)			1	1%
Mean	2.05			
Median	2.00			
Total Responses			77	100%

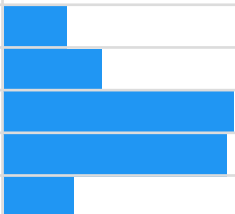
NUMERIC SCALE

Residential development

Answer Choice	0%	100%	Number of Responses	Responses Ratio
1 (Strongly Discourage)			2	2%
2			8	10%
3			27	35%
4			23	29%
5 (Strongly Encourage)			17	22%
Mean	3.58			
Median	4.00			
Total Responses			77	100%

NUMERIC SCALE

Commercial development

Answer Choice	0%	100%	Number of Responses	Responses Ratio
1 (Strongly Discourage)			7	9%
2			11	14%
3			26	33%
4			25	32%
5 (Strongly Encourage)			8	10%
Mean	3.21			
Median	3.00			
Total Responses			77	100%

NUMERIC SCALE

Recreational opportunities/facilities

Answer Choice	0%	100%	Number of Responses	Responses Ratio
1 (Strongly Discourage)			0	0%
2			3	3%
3			21	27%
4			23	29%
5 (Strongly Encourage)			30	38%
Mean	4.04			
Median	4.00			
Total Responses			77	100%

NUMERIC SCALE

Connectivity through public transportation

Answer Choice	0%	100%	Number of Responses	Responses Ratio
1 (Strongly Discourage)			2	2%
2			10	12%
3			17	22%
4			28	36%
5 (Strongly Encourage)			20	25%
Mean	3.70			
Median	4.00			
Total Responses			77	100%

NUMERIC SCALE

Connectivity through pedestrian/bicycle access

Answer Choice	0%	100%	Number of Responses	Responses Ratio
1 (Strongly Discourage)			1	1%
2			8	10%
3			22	28%
4			23	29%
5 (Strongly Encourage)			23	29%
Mean	3.77			
Median	4.00			
Total Responses			77	100%

RANK ORDER

In thinking of recent industrial development within Bonner Springs, where do you feel is the appropriate location for such development? (Please rank 1-6 with 1 being the preferred location)

Answer Choice	Average Rank	Ranked 1	Ranked 2	Ranked 3	Ranked 4	Ranked 5	Ranked 6
Along Interstate 70 and within one mile of major intersections with direct on/off access	2.18	39 (50%)	15 (19%)	8 (10%)	5 (6%)	5 (6%)	5 (6%)
Along a one mile corridor north and/or south of Interstate 70	2.91	8 (10%)	31 (40%)	15 (19%)	8 (10%)	13 (16%)	2 (2%)
Along Kansas Highway 7	3.79	3 (3%)	6 (7%)	23 (29%)	22 (28%)	18 (23%)	5 (6%)
Along Kansas Highway 32/Gibbs Road (west of Scheidt Lane, Bonner Springs High School)	3.86	7 (9%)	10 (12%)	13 (16%)	18 (23%)	15 (19%)	14 (18%)
Along Front/Loring Road south of Santa Fe Road	3.60	9 (11%)	13 (16%)	10 (12%)	18 (23%)	22 (28%)	5 (6%)
Other	4.66	11 (14%)	2 (2%)	8 (10%)	6 (7%)	4 (5%)	46 (59%)
Total Responses	77						

OPEN QUESTION

Please state your preferred "Other" location:

Unknown, but anywhere not on Loring Rd.

NA

NA

I70 between k7 and 158th

N/A

n/a
Don't really want more industrial in town because of the noise pollution.

Riverfront

Any open space along a major road, AWAY from schools, housing and family areas.

Industrial park south of Kaw river

Not sure

N/A

...

77 Response(s)

RANK ORDER

In thinking of recent commercial development within Bonner Springs, where do you feel is the appropriate location for such development? (Please rank 1-6 with 1 being the preferred location)

Answer Choice	Average Rank	Ranked 1	Ranked 2	Ranked 3	Ranked 4	Ranked 5	Ranked 6
Along Interstate 70 and within one mile of major intersections with direct on/off access	3.34	14 (18%)	14 (18%)	11 (14%)	14 (18%)	18 (23%)	6 (7%)
Within the existing downtown retail area	2.26	28 (36%)	23 (29%)	15 (19%)	3 (3%)	5 (6%)	3 (3%)
Along Kansas Highway 7	2.91	18 (23%)	11 (14%)	24 (31%)	12 (15%)	8 (10%)	4 (5%)
Along Kansas Highway 32 (east and west of Kansas Highway 7/Front Street)	3.22	8 (10%)	16 (20%)	17 (22%)	24 (31%)	11 (14%)	1 (1%)
Along State Avenue	3.75	7 (9%)	9 (11%)	9 (11%)	23 (29%)	29 (37%)	0 (0%)
Other	5.52	2 (2%)	4 (5%)	1 (1%)	1 (1%)	6 (7%)	63 (81%)
Total Responses	77						

OPEN QUESTION

Please state your preferred "Other" location:

N/A
NA
NA
--
N/A
n/a
Riverfront
open spaces near homes for easy accesses to services and shopping.
None
Not sure
N/A
...
77 Response(s)

MULTIPLE CHOICE

In regards to future development and expansion of services (sanitary sewer, water, streets, public services i.e. police, fire and EMS), what are your general views?

Answer Choice	0%	100%	Number of Responses	Responses Ratio
Development within the city is bound to occur			14	18%
Development within the city should not occur			0	0%
Development within the city is good, I'd like more options for retail, employment, recreation and residential living			51	66%
Development within the city is bad, I'd like to maintain a more rural nature in Bonner Springs and am fine with the amenities provided currently			12	15%
Total Responses			77	100%

MULTIPLE CHOICE

Kansas State Statutes allow for cities to anticipate and plan for growth within three (3) miles of their city limits, this does not constitute annexation; forced or otherwise, what it does, is provide cities the opportunity to plan for this anticipated growth and provide a mechanism and orderly pattern in which growth should follow, in general what are your views towards this practice?

Answer Choice	0%	100%	Number of Responses	Responses Ratio
Growth should be kept within the confines of the City Limits			7	9%
Growth of cities is bound to happen, planning for this orderly growth is a good thing			65	84%
Cities should stop growing, development is a bad thing			1	1%
Growth should occur naturally and take its own course with no planning			4	5%
Total Responses			77	100%

CHECKBOXES

In regards to parks and outdoor recreational opportunities (check all that apply):

Answer Choice	0%	100%	Number of Responses	Responses Ratio
I would like to see more trails within Bonner Springs to provide for outdoor healthy activities			48	62%
I would like to see a regional trail system that would connect Bonner Springs, Edwardsville, Kansas City and parts of Rural Leavenworth County			36	46%
I would like to see a riverfront park within Bonner Springs			61	79%
I would like to have additional parks and trail connections to those parks			42	54%
Bonner Springs currently has enough parks and trails, no more need constructed			5	6%
Other			7	9%
Total Responses			77	100%

OPEN QUESTION

If you responded "Other" above please specify:

cool park with river front park. Our amazing friendly police dept on bicycles as ambassadors along w/deterring. But also friendly for all ages, calisthenics like Venice beach, or throughout trails more advanced than lions park. Concessions at soccer!

New water system should be done. Bonner water is the worse aspect of Bonner Springs.

The riverfront is our biggest missed opportunity and could transform k-32 and downtown.

A riverfront park should be a high priority for Bonner Springs Parks and Rec. I'd also like to see a permanent place for the farmers' market downtown such as a pavilion or other structure with restrooms.

A ball park complex to allow for outside tournaments to generate tax revenue would be great (along the flatpart of K-32?). Also a notable investment in our parks to bring them up the standard set by the new City Hall and Police Station.

Definitely a River front park.

Develop the riverfront!

With the railroad and cliffs a safe riverfront park north of the river would be an overly expensive tax burden. Partner with Shawnee for an awesome park on that side of the river. It would allow for a better park if the cities jointly funded it

Would love to see some pocket parks in neighborhoods that have amenities the other City parks do not have such as a garden, splash pad, nature learning, etc.

Below has the option for bike to work listed twice, second should be bike for exercise.

10 Response(s)

MULTIPLE CHOICE

Do you own a vehicle?

Answer Choice	0%	100%	Number of Responses	Responses Ratio
Yes			75	97%
No			2	2%
Total Responses			77	100%

CHECKBOXES

Do you bike or walk to and from work or for exercise?

Answer Choice	0%	100%	Number of Responses	Responses Ratio
Walk for exercise			46	73%
Walk to work			8	12%
Bike for exercise			22	34%
Bike to work			5	7%
Total Responses			63	100%

MULTIPLE CHOICE

Do you utilize public transit options offered within the region – Tiblow Transit, RideKC or others?

Answer Choice	0%	100%	Number of Responses	Responses Ratio
Yes			5	6%
No			72	93%
Total Responses			77	100%

MULTIPLE CHOICE

Have you ever utilized a ride-share service such as Uber, Lyft or Ztrip?

Answer Choice	0%	100%	Number of Responses	Responses Ratio
Yes			40	51%
No			37	48%
Total Responses			77	100%

MULTIPLE CHOICE

Would you consider carpooling if a centrally located area to park and ride was available?

Answer Choice	0%	100%	Number of Responses	Responses Ratio
Yes			27	35%
No			50	64%
Total Responses			77	100%

OPEN QUESTION

Thank you for your valued input

We need a new, larger Post Office for the future

I lived in the city for many years but no longer do

Please clean the ditch on N. 134th Street, water runs down the road not the ditch

More retail options near Walmart would bring people to Bonner Springs. Target, Michaels, Party City, Home Depot are a few I have to travel to another city for. Those west & north of us would come here instead of having to go to Kck,Lansing or Lawrence

You're welcome

K7 needs to have overpasses built at all intersections in the city. I avoid K7 and Kansas Ave because it is a traffic nightmare and instead go to Shawnee (K7 and Johnson Dr) because it is quick & easy to get on/off K7 and to the businesses I need to

Develop the riverfront, then develop the riverfront, all while working towards developing the riverfront!!

Would love to see more investment into our parks and sidewalks. Trails between the surrounding areas would be wonderful to have as well.

The question about walking/biking to work requires an answer but none apply.

23 Response(s)

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APPENDIX C

Public Finance Options and Recommendations

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APPENDIX C: Public Finance Options and Recommendations

C.1 Guiding Policies

The Bonner Springs Comprehensive Plan advocates the use of new public financing options for public improvements for creating high quality environments to live, work, shop, and play. Future land use and development decisions, including subdivision plans and plats, site planning, infill development, and capital improvement programming should be planned with these new financing options in mind. The following Guiding Policies and Recommendations are submitted, reinforced by the goals and objectives of the Plan and the action steps for implementation.

C.2 Community Finance Policies to Date

In order to promote and foster quality community and economic growth, the City of Bonner Springs has developed over time an Economic Development Incentive Policy which grants certain financial incentives to new and existing businesses. Included in the Policy are property tax rebates such as the Neighborhood Revitalization Property Tax Rebate Plan, property tax increment allocated to designated projects with tax increment financing (TIF), and property tax exemption with industrial revenue bonds (IRBs). In January 2007 the City adopted a Transportation Development District Policy (TDD). A TDD serves to fund, promote, plan, design, construct, improve maintain or operate one or more “projects” relative to the transportation needs of the area.

C.3 New Citywide Policies

The City adopted a new Storm Water Management Program and Utility in January of 2008. The City maintains a system of storm and surface water management facilities including inlets, conduits, manholes, channels, ditches, drainage easements, retention and detention basins, infiltration facilities, and other components as well as natural waterways. The Storm Water system in the City listed its purpose as follows:

- The City needs regular maintenance and improvements.
- All developed property in the City either uses or benefits from the maintenance of the Storm Water system.
- The costs of improving, maintaining, operating, and monitoring the Storm Water system should be allocated, to the extent practicable, to all developed properties proportionate to their impacts.
- Management of the Storm Water system to protect the public health, safety, and welfare requires adequate revenues and it is in the interest of the public to finance stormwater management adequately with a user fee system that is reasonable and equitable.
- The Storm Water Management Program will also initiate innovative and proactive approaches to Storm Water management within the City.
- The Storm Water Utility Fee imposed by this ordinance is neither a tax nor a special assessment, but a charge (in the nature of tolls, fees or rents) for services rendered or available.

The city established both a Storm Water Management Program and a Storm Water Utility with the power to undertake the following activities to administer the Storm Water Management Program:

- (A) To advise the Governing Body on matters relating to the Storm Water Management Program and to make recommendations to the Governing Body concerning the adoption of ordinances, resolutions, policies and regulations in furtherance of the objectives of the Storm Water Management Program.

(B) The acquisition by gift, purchase or eminent domain of real and personal property, easements thereon and/or interests therein, necessary to construct, operate, and maintain Storm Water control facilities.

(C) To undertake the engineering and design, debt service and related financing expenses, construction costs for new facilities, and enlargement or improvement of existing facilities, operation and maintenance of the Storm Water system.

(D) Regulate, establish standards, review and inspect land use or property owner activities when such activities have the potential to affect the quantity, timing, velocity, erosive forces, quality, environmental value or other characteristics of Storm Water which would flow into the Storm Water Management System or in any way effect the implementation of the Storm Water Management Program.

(E) Monitoring, surveillance, and inspection of Storm Water control devices.

(F) Water quality monitoring and water quality programs.

(G) Retrofitting developed areas for pollution control.

(H) Inspection and enforcement activities.

(I) Analyze the cost of services and benefits provided by the Storm Water Utility and the structure of fees, service charges, credits, and other revenues on a regular basis and make recommendations to the Governing Body regarding the same.

(J) To undertake expenditures as required to implement these activities, including costs of Capital Improvements, Operations and Maintenance and other costs as may be required.

(K) Other activities which are reasonably required.

C.4 Major Street Improvements Impact Fee

The City of Bonner Springs has demonstrated its capacity to move forward with innovative financing mechanisms as incentives for public improvements, in cooperation with the private sector. The new a Storm Water Management Program and a Storm Water Utility is just the most recent example. In 2008 the comprehensive plan engagement determined that the primary infrastructure improvement for which financing will be needed in the immediate future is a major street improvements program. Success in forming a stormwater utility, and the lag in the City's major street program makes the Major Street Improvements Impact Fee critical at this time. Therefore, the comprehensive plan suggest implementation focus on major street financing strategies immediately.

The major street financing strategy defines the best approach for Bonner Springs in financing arterial and collector street improvements. The strategy identifies the primary funding mechanisms to be adopted, the responsible parties of those funding mechanisms, and the primary areas of the City that are targeted for major street improvements. The intention of the strategy is to provide financing of major street improvements while promoting growth and development of specific areas of the City and allowing flexibility in adapting those financing mechanisms.

Major Street Financing Strategy

Existing major street funding mechanisms will remain, including sales tax. Upon review of the available financing opportunities, the City may still be supporting financing of major street improvements with developer contributions in certain cases. Adoption of a road impact fee will be the primary source of financing major street improvements in Bonner Springs, however.

The road impact fee will be based on traffic impact studies and the impact the proposed development will have on the major street system within designated “Transportation Impact Zones” (TIZ). The City will develop specific criteria that will trigger the assessment of a road impact fee. A working definition of impact fees is: an exaction (or tax, or dedication of money or other goods) to the public for an off-site public improvement necessitated in part by the developer who pays the fee. The amount of payment is based on the impact of each development on the need for the improvement. Each developer pays his/her fair share. However, impact fees can be controversial. The method for establishing the fair amount of the impact fee can vary depending on the method used for determining the impact, or need for the improvement, of the applicable development(s). Recent court rulings have established three key issues that must be addressed in order for a municipality to impose an impact fee system.

1. The city must establish a legal mechanism for imposing the fee as a condition of development approval.
2. A rational nexus must exist which demonstrates that there is a relationship between the fee or dedication that is being required of the proposed development and the applicable public improvement. To establish a rational nexus, three factors should exist:
 - the development creates a need for new capital facilities;
 - the developer pays a proportional share; and
 - the fee collected from the developer benefits the developer.
3. If imposition of the impact fee is legitimate, the City must be able to demonstrate that the amount of the fee is in rough proportionality to the need and the use the development is creating for the applicable improvement.

The term "major road improvements" is defined for purposes of this study as construction, reconstruction or major maintenance (milling and overlay) of arterial streets, including parkways (divided arterials), and a limited number of existing collector streets.

Jurisdiction of Funding Mechanisms

The City will be responsible for collecting and distributing the funding mechanisms identified above. The funding mechanisms will apply to all areas of the City. The City will target funding mechanisms for use in the Transportation Impact Zones (TIZ), as designated in the Comprehensive Plan. Priority for upgrading major streets will be based on traffic counts, development timing and the City’s CIP; however, financing of major street improvements will be evenly distributed throughout the City to the extent practicable.

Major Street Impact fee Implementation

The City of Bonner Springs should implement a major street impact fee program. A comprehensive legal analysis of major street impact fees would be required before proceeding with imposition of a major street impact fee. However, the general steps for implementing a major street impact fee are as follows:

1. Develop a transportation plan. The Bonner Springs Vision 2025 Comprehensive Plan accomplished this task by creating the Future Transportation Map. Therefore, the first step is already completed.

2. Create major street impact fee service areas. The fee charged on new development must be reasonably related to the needs created by the development (its impact) on the City's major street system and the benefits conferred upon that development through the use of the fee that is collected. Therefore, major street impact fee service areas should be designated to ensure that developers pay their fair share and that fees are being distributed to the appropriate area of impact. The service area would identify the principal area from which the proposed development would attract traffic that would impact major streets within the identified planning area. Using the Future Transportation Map provided in this Plan, officials should designate these major street impact fee service areas. They should be created with boundaries that are equidistant from major streets requiring improvements. Note that as development occurs, the Future Transportation Map will need to be updated. Therefore, the major street impact fee service area must also be adjusted to meet development activity.

3. Adopt traffic demand variable rates. Each particular development will generate only a small percentage of the total existing or future traffic impacting particular major street segments or intersections. As a result, each particular development would be required to pay only its proportionate share of the costs associated with traffic improvements in the service area. Moreover, all existing traffic as well as pass-through traffic and future traffic must be factored in to the essential nexus/rough proportionality equation.

Traffic demand variables can be obtained from the Institute of Transportation Engineers' (ITE's) Trip Generation Manual. The Trip Generation Manual is designed to estimate the number of trips that could be generated by a specific land use. Traffic count data for various types of land uses are provided for both daily traffic volumes and peak hour traffic volumes. An average between the peak hour and daily traffic volumes should be used to determine the proportion of total traffic impacted by a single use. A listing of the land uses for which the ITE Manual has traffic counts is listed in Appendix A. This list should be used to amend the zoning ordinance and identify which land use code used in the ITE manual applies to specific land uses listed in the zoning ordinance.

4. Establish major street improvement cost estimates. Once the districts have been established, cost estimates for major street improvements in that district should be determined.

5. Establish accounting procedures. The funds collected from major street impact fees must be kept in a separate account for the area or district in which those funds are to be spent. Also, these funds must be used to pay for eligible expenses only, primarily improvements necessary due to the impact of the new development. The revenues derived from an impact fee can be used for both land acquisitions and construction of public facilities to support new development.

These fees cannot be used to cure "existing deficiencies" in the City's major street system. These existing deficiencies must be funded from other sources, generally by the public at large.

6. Write major street impact fee ordinance. The major street impact fee ordinance should include the following sections and information:

- Purpose: Identify the reasons and scope of the ordinance and for requiring major street impact fees.
- Definitions: Define any term used in the ordinance that requires detailed explanation.
- Authority to Impose Major Street Impact fees: Describe the roles and responsibilities of those enforcing the major street impact fee.

- Requirements or Major Street Impact fees: List and describe specific requirements or standards for applying major street impact fees.
- Fee to be Generated on Impact-generating Land Development Activity: Identify district and areas where major street impact fees are to be enforced.
- Individual Assessment of Fiscal Impact: Identify the method for calculating major street impact fee requirements for specific land or property owners.
- Use of Funds: Describe the activities for which the use of major street impact fee funds are applicable.

7. Implement. Once the major street impact fee ordinance is in place, the process for implementing the program should be as follows or as the adopted ordinance suggests:

- When a developer submits a plat or site plan, the City Planner or City Engineer will determine the land use, referring to the zoning ordinance use table to determine the appropriate code for which the major street impact fee will be applied.
- The City Planner or City Engineer will look up that land use code in the ITE trip generation manual and calculate both the average daily traffic and the peak hour traffic, then average the results.
- This number will be divided by the total anticipated daily traffic for the major street TIZ in which the development is located.
- This proportion will be multiplied by the total estimated major street improvement costs to determine the major street impact fee the developer is required to pay.

COMPREHENSIVE PLAN COMPARISON 2008 VS. 2022

- Front cover has been improved with updated pictures
- Acknowledgements have been updated
- Table of Contents has been updated to reflect revised layout

Below is a comparison table between of Table of Contents – this will also distinguish the difference in layout –
Bold typeface indicates section headers, indented listings are maps

Adopted Plan

Chapter 1: Comprehensive Plan Overview

Introduction - *about the plan*
Planning Authority
Vicinity and Planning Areas
How the Plan Is Used
Public Benefits of the Plan
Jurisdictional Responsibility
Role of Planning Commission
Role of City Council
Role of Board of Zoning Appeals
Role of the Zoning Ordinance

Revised Plan

Introduction - about the City

Executive Summary

Purpose of the Comprehensive Plan
Preparation of the Plan
Planning Authority
How to Use the Plan
Public Benefits
Extraterritorial Jurisdiction Responsibility

Overview of the Comprehensive Plan and its Development

Plan Specifics

Plan Implementation

The Plan and its Role
Role of the Planning Commission
Role of the City Council
Role of the Board of Zoning Appeals
Role of the Planning and Zoning Department
Role of the City Zoning Ordinance
The Basis of Decision-Making
Community Input

Chapter 2: Existing Conditions

Introduction
Municipal Utility Infrastructure
Development Patterns
Economic Development
Demographics

Overview of the City / Existing Conditions

Background Information
Demographics
Demographics Chart
Economic Development
Existing Land Use
Transportation
Future Transportation Map
Soils and Topography
Ecological Profile/Physical Limitations/Floodplains
Surrounding Growth Factors

Community Facilities

City Offices
Parks and Recreation
Parks and Trails Map – Existing
Library
Education
Electric System
Gas System
Water System
Stormwater System
Wastewater System Wastewater Maps
Drainage Basin Maps

Chapter 3: Goals, Objectives, and Policies

Introduction
Environmental Management
Land Use and Development
Parks, Open Space, and Recreation
Economic Development
Residential
Infrastructure
Public Participation

Community Vision and Planning Goals

Topics of Importance
Environmental Management
Land Use and Development
Development Challenges Map
Zoning and Physical Image
Zoning Districts
Current Zoning Map
Citizen Survey Result Map – Future
Commercial Development
Citizen Survey Result Map – Future
Industrial Development
Infrastructure
Streets / Transportation
Future Transportation Map
Parks, Open Space and Recreation
Future Trail and Park Plan
Economic Development

Chapter 4: Future Land Use

Introduction
Growth Areas
Future Land Use
Future Commercial Needs
Future Industrial Needs
Future Land Use Plan
Housing and Infrastructure
Natural Resources
Land Use Growth Area Policy
Guiding Principles and Design Guidelines

Future Land Uses / Future Land Use Map

Agricultural
Residential
Mixed Use
Commercial
Industrial
Public/Industrial Open Space
Future Land Use Map Introduction
Future Land Use Map

The Guiding Principles and Design Guidelines were adopted as the Architectural Design Standards section of the Zoning Ordinance in January 2022.

Chapter 5: Major Transportation Plan

Introduction
Road and Street Classifications
Transportation Planning Issues
Access Control
Roadway Financing
Recommendations

Transportation Planning and applicable sections are found under the Community Vision and Planning Goals of the revised plan

Chapter 6: Implementation

On-Going Action Items
Short-term Action Items
Long-term Action Items

Goals, Objectives and Action Steps are included within each section of the “Community Vision and Planning Goals” section of the revised plan

APPENDICES

Appendix A: Public Participation Summary

Focus Session Overview
Planning Policy Charrette

Appendices and Addendums

Appendix A: U.S. Census Bureau Demographics

Appendix B: Neighborhood and Site Development Guidelines

Guiding Principles
Neighborhood Development Guidelines
Multifamily Residential Design Guidelines
Commercial Design Guidelines

Appendix B: 2022 Citizen Survey Results

Appendix C: Public Finance Options

Guiding Policies
Community Finance Policies to Date
New Citywide Policies
Related Public Finance Mechanisms

Appendix C: Public Finance Options

Copied and pasted, this section has remained the same

Addendum: 2016 Tri-City Multi-Modal Redevelopment Plan

This plan was adopted in 2016 as an Addendum to the adopted Comprehensive Plan

- Introduction has been added to provide individuals with some history of Bonner Springs
- The ‘Overview/Existing Conditions’ section has been revised, dealing with Demographics first vs. Soils as in the adopted plan
 - Added a Demographics Chart that compares 6 other cities to ourselves, some of these comparisons are Median Age, Median Household Income, Average Household Size, Poverty Rates and Percent of the Workforce in Manufacturing among several other key categories
- The initial sections of ‘Overview’ deal directly with our citizens and expand upon the Demographics Table; it addresses population growth, housing, Economics/Education.
 - Included are snapshot graphs comparing Bonner Springs to the 6 other cities
- It then dives into our Economic Development Incentive Programs that we currently have in place
 - Need to add Rural Housing Incentive Districts (RHID); recently adopted by the Governing Body
- The next few sections deal directly with Economic Development in our current state – all categories provide updated numbers
 - Building Permits – past 6 years (2016-2021)
 - Assessed Valuation – in five-year increments except 2022 (2010, 2015, 2020 and 2022)
 - Largest Taxpayers via assessed valuation (mostly business oriented – most recent assessments)
 - Sales tax revenue – in five-year increments (2010, 2015, 2020 and 2021)
 - Tax levies
 - A section is provided that could assist an individual approximate property taxes using the value of a home
- Adopted version provides statistical demographic information within the plan pages, ours has been condensed into the demographic table and the ACS Surveys as Appendices

- The Topics of Importance have changed

Adopted Plan

Environmental Management
Land Use and Development
Parks, Open Space and Recreation
Economic Development
Residential
Infrastructure
Public Involvement

Revised Plan

Environmental Management
Land Use and Development
Zoning and Physical Image
Infrastructure
Street and Transportation Network
Parks, Open Space and Recreation
Economic Development
Future Land Uses

- The majority of existing Goals, Objectives and Action Steps remained the same, as staff reviewed the existing plan it was realized that those Action Steps had not been accomplished in the manner intended. Where Action Steps had been completed, they were removed from the revised plan.
- The revised plan lists “Strategies” vs. “Objectives” in the adopted plan

Environmental Management – No Change

Land Use and Development –

Adopted Plan

Objective 1 had two tasks accomplished, they were removed

Objective 3 from current plan was removed – we accomplished this through the adoption of design standards

Objective 4 from current plan was removed – accomplished with adoption of design standards

Revised Plan

Annexation was placed into the Land Use and Development section, with an appropriate Objective and subsequent Action Steps

New ‘Goal’ added – Future Urban Growth

Objective added “Manage growth in a orderly manner....not leapfrogging beyond areas that can be reasonably served by utilities and services”

Parks, Open Space and Recreation –

Adopted Plan

Objective 1 had one task removed

Revised Plan

New “Strategy” placed in revised plan – Develop a Trails Master Plan

Include Future Parks and Trail Plan - map

Economic Development –

Adopted Plan

Objective 1 - removed four “Action Steps” that were either achieved previously or outdated

Objective 2 – removed one “Action Step” develop non-residential south on Front Street along Loring Lane

Revised Plan

New “Strategy” placed in revised plan – Encourage development in an orderly and efficient patternin a fiscally responsible manner (four “Action Steps” added

Residential –

removed from the adopted plan, while significant residential development is desired, we unfortunately cannot dictate what develops within the city limits

Infrastructure –

Adopted Plan

Objective 2 – removed “Action Step” relating to the K-7 corridor study as the City rethinks its stance on this staff felt it best to not include this step

Objective 3 has been narrowed down to two “Action Steps” which have been accomplished

Revised Plan

Infrastructure was divided into two sections, Municipal Utilities and Streets/Transportation

Added “Pedestrian Realm” into Infrastructure, including four “Action Steps”

Added three new “Action Steps” to Infrastructure – Construction and Extension

Public Involvement -

removed from the revised plan, Public Involvement is a very important topic and without the public's input and involvement the plan would not be successful. The Comprehensive Plan is a tool for those looking to develop within the city limits, while public involvement is necessary in this process it should not be incorporated into the plan, it was used to develop the plan and the revised plan should reflect the public's involvement.

Zoning and Physical Image – Revised Plan only

Zoning and Physical Image was added in order to press to the forefront the desires of the City when looking at future development(s) and the future growth of the City

- The current Zoning Districts are listed,
 - A current Zoning Map is provided
 - The mapped results of the 2022 Citizen Survey are also provided
-