City of Bonner Springs
KANSAS

Tuesday, July 15, 2025
200 East Third Street, Bonner Springs, KS 66012
Bonner Springs City Hall
Council Chambers

PLANNING COMMISSION MEETING - 6:30 p.m.

The meeting is open to the public.

PLANNING COMMISSION MEETING - 6:30 PM

CALL TO ORDER - ROLL CALL

CONSENT AGENDA

1. Minutes of the June 17, 2025 Planning Commission Meeting

Action	Make a motion to Approve, Amend or Deny the minutes as presented.
Recommendation	Staff recommends approval of the mintues as written.

Documents:
1. 6.17.25 PC Minutes Draft

OLD BUSINESS

NEW BUSINESS

1. PUBLIC HEARING - BSZO-01-25 - Recommend for approval revision to 2025 and Beyond – The Comprehensive Plan of Bonner Springs

Action	Make a motion to Approve, Amend or Deny the changes to the Comprehensive Plan as presented.
Recommendation	Staff recommends the Planning Commission approve the amendments to the Comprehensive Plan as presented.

Documents:
1. Comp Plan Amended Pages

OPEN AGENDA

COMMUNITY DEVELOPMENT DIRECTOR'S REPORT

ADJOURNMENT

City of Bonner Springs
KANSAS

Planning Commission Minutes - Regular Meeting - June 17, 2025

PLANNING COMMISSION MEETING - 6:30 PM -

CALL TO ORDER - ROLL CALL - Chairperson Greg Gebauer called the meeting to order at 6:30 P.M.
The Community Development Director called roll and confirmed a quorum was present. Commissioner Jason Cruse is absent. He advised he was out of town.

CONSENT AGENDA -

Minutes of the May 20, 2025 Planning Commission Meeting - Lloyd Mesmer moved Larry Clark seconded to approve the minutes of the May 20, 2025, Planning Commission Meeting as presented. The motion passed unanimously 7-0

OLD BUSINESS -

NEW BUSINESS -

Consider a Replat - Consider a Replat of Lots 6 – 10 of the East Grandview Subdivision, located at 1755 S. 136th Street, the new subdivision will be named the 'East Grandview New Addition'. - The Community Development Director provided a staff report. Chair Greg Gebauer asked for any questions from staff. None
Chair Greg Gebauer asked for comments from the applicant: Krystal Voth, 14500 Parallel Ave, Basehor, Ks, Atlas Land Consulting spoke on behalf of Mr. Demaris, property owner.
Chair Grteg Gebauer asked if there were any questions for the applicant. None

Paul Zeps moved and Nick Perica seconded to approve the Replat of Lots 6 – 10 of the East Grandview Subdivision, located at 1755 S. 136th Street. With Staff recommendations. The motion passed unanimously 7-0. It will proceed to the July 14th City Council meeting.

Review revision to 2025 and Beyond – The Comprehensive Plan of Bonner Springs - The Community Development Director, Mark Lee, presented the proposed changes to the comprehensive plan. Staff sent a public hearing notice for the hearing to occur at the regular meeting on July 15th. Paul Zeps asked if anything had changed? The Community Development Director reviewed the changes and updates. Updated zoning nomenclature to match the Uniform Development Ordinance (UDO). Added a recommendation to try to attain a transportation hub in the city. Received feedback and information from city departments, waiting for feedback from school district. Chair Greg Gebauer asked why infrastructure and transportation items were highlighted. Asked Commissioners to review prior to the public hearing.

OPEN AGENDA - None presented

COMMUNITY DEVELOPMENT DIRECTOR'S REPORT - CDD - 120 on Oak, has a retaining wall installed, doing street work, found a broken fire line.
110 & Riverview
Sandstone Townhomes - moving along. Anticipates all permits will be pulled in about 2 months
SUP for the quarry was approved for 10 years with 23 stipulations. Purchased land with a deed restriction prohibiting landfills on the property.
Paul Zeps submitted a letter to the Flight Standards District Office (FSDO). An FAA investigation will occur.
Sidewalk was installed along Morse Ave. Sidewalk is being installed on Second Street.
Second and Nettleton waterline project is wrapping up.
Greg Gebauer stated Elm at Front St. has a lot of sand from the construction project. Sherri Neff stated the senior homes broke ground. 48 units, 3 stories tall, 55 and over.
Vision Zero action plan will be at the Farmer's Market on Saturday 6/21/2025 to get input. Vision Zero has an interactive map for comments about areas of concern.
July Public Hearing for Comprehensive Plan amendments.
Walkability plan, the same company that created the downtown masterplan. One goal is to get from downtown to Wyandotte County Park without a car. The Community Development Director is looking for a volunteer to serve on that committee.

Commissioner Paul Zeps left the meeting at 7:00 p.m. as he announced he would need to, prior to the meeting.

Memorandum

Date: July 15, 2025
To: Mayor and City Council
From: Mark Lee

Subject: PUBLIC HEARING - BSZO-01-25 - Recommend for approval revision to 2025 and Beyond – The Comprehensive Plan of Bonner Springs

Recommendation: Staff recommends the Planning Commission approve the amendments to the Comprehensive Plan as presented.

Action: Make a motion to Approve, Amend or Deny the changes to the Comprehensive Plan as presented.

Background: Staff has worked over the past year gathering information from other departments, the U.S. Census Bureau to provide updates to several sections of our Comprehensive Plan. Those updates have been added into the document and are presented for review at this evening's meeting.

Discussion: Staff's report is attached.

Financial Impact:

City of
Bonner Springs

Agenda Item Cover Sheet

Agenda Item No. 4

BSZO-01-25

Topic: **PUBLIC HEARING - Recommend for approval** revision to 2025 and Beyond – The Comprehensive Plan of Bonner Springs - At the May 20th meeting staff provided a list of pages that would have changes and or updates to them. Staff provided those revised pages and maps at the June 17th meeting for review. The item has now come forward for a Public Hearing and recommendation for adoption at this meeting.

Narrative:
Staff has worked over the past year gathering information from other departments, the U.S. Census Bureau to provide updates to several sections of our Comprehensive Plan. Those updates have been added into the document and are presented for review and discussion at this evening's meeting.

Presented by: Mark Lee – Community Development Director

Staff Recommendation: Staff recommends the Planning Commission approve the amendments to the Comprehensive Plan as presented.

Attachments:
Description of pages and or sections of 2025 and Beyond – The Comprehensive Plan of Bonner Springs (1pg)
Referenced pages with updates (42pgs)
Revised and Updated Maps (9pgs)

City of Bonner Springs, Kansas
Comprehensive Plan

Table of Contents

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 over 7,800 residents, 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.

DEMOGRAPHICS TABLE

SUBJECT	BONNER SPRINGS	EDWARDSVILLE	EUDORA	DE SOTO	BASEHOR	LANSING	KANSAS CITY
2025 ACS Estimates	**7735**	**4721**	**6036**	**6333**	**7229**	**11229**	**154,776**
2020 Census Poulation	7837	4506	6408	6118	6896	11239	156,607
Population Change (2020-2025, Estimated)	**(-) 1.31%**	**(+) 4.77%**	**(-) 5.80%**	**(+) 3.51%**	**(+) 4.83%**	**(-) .09%**	**(-) 1.17%**
2010 Census Population	7314	4340	6136	5720	4613	11265	145,786

2025 American Community Survey vs. 2020 U.S. Census Population Characteristics

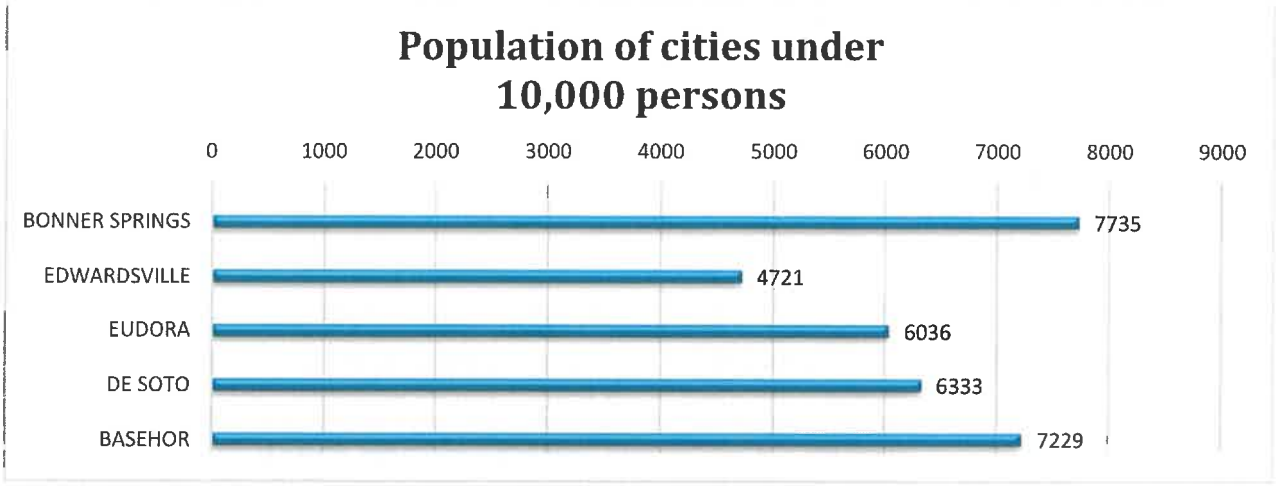
	2025 ACS vs 2020		2025 ACS vs 2020		2025 ACS vs 2020		2025 ACS vs 2020		2025 ACS vs 2020		2025 ACS vs 2020		2025 ACS vs 2020	
Population Denisty (pop/sq.mi.)	**(+) 495.8**	489.8	**(+) 524.5**	481.9	**(-) 2081.4**	2105.3	**(+) 565.4**	542.3	**(+) 1018.2**	952.4	**(+) 912.9**	905.6	**(+) 1240.2**	1220.6
Average Household Size	**(+) 3.3**	2.59	**(-) 2.96**	3.08	**(+) 3.10**	2.99	**(+) 3.22**	2.8	**(+) 3.21**	2.83	**(+) 3.12**	2.95	**(+) 3.21**	2.73
Median Age [1]	**(+) 37.2**	40.5	**(+) 36.7**	37.5	**(-) 40.2**	35.1	**(-) 38.1**	35.9	**(-) 38.6**	36.9	**(-) 39.1**	34.4	**(-) 35.1**	33.5
Homeownership Rate %	**73.8%**	66.7%	**74.2%**	81.9%	**71.4%**	62.9%	**73.0%**	63.6%	**73.6%**	74.3%	**81.3%**	75.8%	**59.9%**	57.5%
% Vacant Housing Units	**5.40%**	3.10%	6.18%	6.18%	**5.05%**	5.90%	**7.28%**	4.50%	**2.57%**	1.90%	**5.20%**	5.50%	**11.15%**	11.90%
% Strucutres Built Prior to 1999 [2]	**(+) 76.8%**	79.7%	**(+) 76.2%**	76.8%	**(-) 57.4%**	53.9%	**(+) 73.3%**	80.8%	**(+) 40.3%**	45.8%	70.8%	70.8%	**(+) 87.8%**	89.4%
Median House Value	**$223,800.00**	$179,000.00	**$165,700.00**	$139,300.00	**$231,500.00**	$177,800.00	**$370,700.00**	$241,000.00	**$314,100.00**	$237,900.00	**$247,500.00**	$177,600.00	**$169,300.00**	$101,300.00
Over 25 w/College Degree	**24.8%**	21.8%	**22.2%**	24.6%	**31.3%**	31.8%	**38.0%**	33.9%	**38.5%**	32.6%	**41.3%**	38.7%	**20.2%**	17.9%
Median Household Income	**(+) $81,865**	$68,250.00	**(+) $76,847**	$40,086.00	**(+) $106,356**	$87,392.00	**(+) $105,500**	$60,568.00	**(+) $106,325**	$84,906.00	**(+) $100,871**	$87,154.00	**(+) $60,739**	$46,424.00
Per Capita Income (2019-2023) [3]	$36,239.00		$31,082.00		$40,537.00		$48,886.00		$43,815.00		$37,593.00		$28,059.00	
Family Poverty Rate - Past 12 months (% of population)[4]	**(+) 12.6%**	8.0%	**(+) 11.1%**	5.7%	**(-) 8.3%**	8.7%	**(-) 2.6%**	3.2%	**(-) 5.9%**	8.8%	**(+) 5.2%**	0.5%	**(+) 17.4%**	15.5%
% Workforce in Manufacturing	**12.3%**	13.0%	**10.6%**	8.2%	**16.4%**	12.2%	**15.7%**	11.1%	**6.8%**	5.0%	**10.8%**	6.9%	**11.6%**	13.4%

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 housing strucutres built prior to 1999 indicates the increase in new housing stock, it indicates new residential development. A negative number in this instance is a good thing.
3. Per Capita Income levels have not been adjusted from the Census numbers of 2020.
4. Increases are indicated in **red** in this category, an increase is not a positive in this instance as it signifys more residents living at or below the federal poverty line.

Source: US Census Bureau

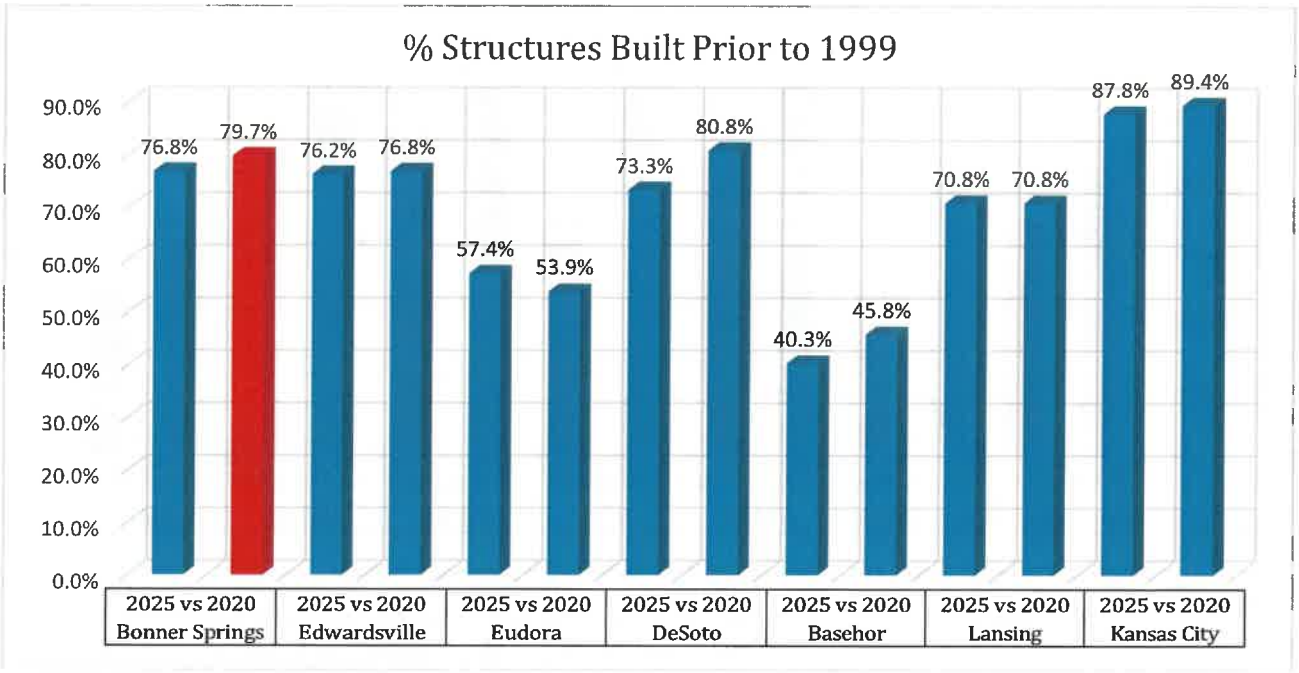


The table above is taken from the demographics table on the previous page and the American Community Survey

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. 74% of Bonner Springs housing stock is owner occupied. Overall, there has been a reduction in housing structures built prior to 1999, this equates to an increase in new housing or a loss in older housing units. 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

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.

BUILDING PERMITS ISSUED

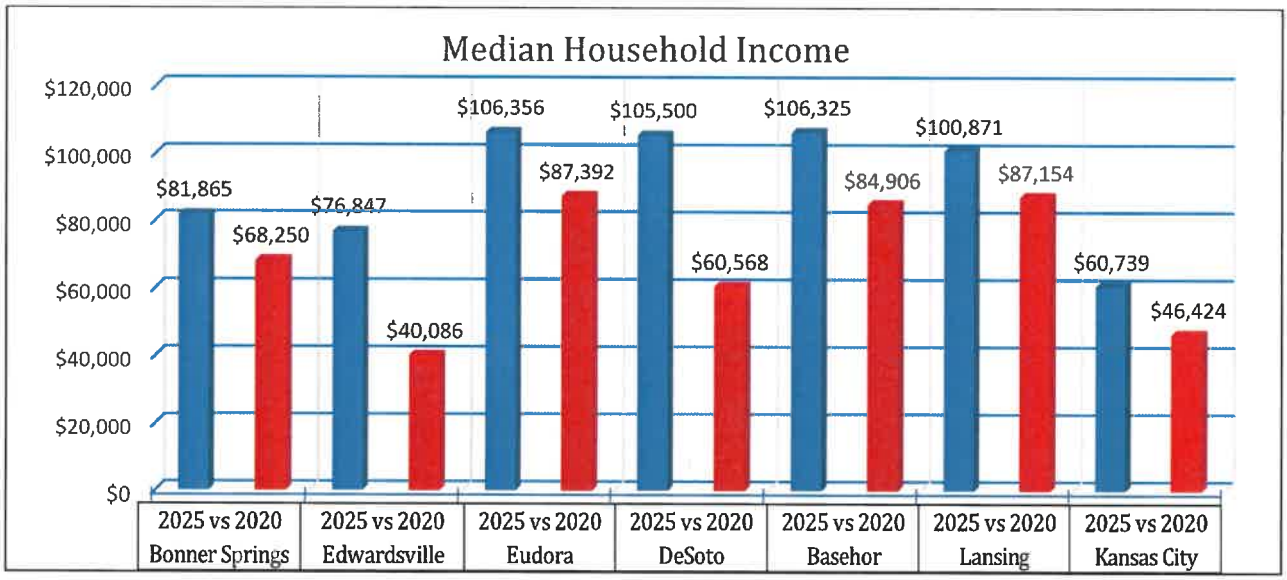
Year	2024	2023	2022	2021	2020-2016
Residential	21	13	11	4	56
Commercial/ Industrial	13	28	17	1	16
Additions, Alterations, Remodels, etc.	17	19	12	25	841
Total Valuation	$38,708,897	$47,749,829	$5,962,306	$43,054,344	$83,025,112

Policy Implications

It is anticipated that Bonner Springs will begin to see an uptick in growth in the coming years, which should create a demand for housing once again. With such a small portion of the existing structures being vacant, new housing construction is a necessity and development should be encouraged. Sewer Masterplan improvements should be addressed in relation to housing starts and persistent sewer capacity issues in certain locations.

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 $91,214, this is above the Kansas median of $70,333. Bonner Springs sits at a household income level of $81,865, a nearly 20% increase from the 2020 Census. Bonner Springs has a below average percentage of residents holding post-secondary degrees at 24.8% vs. the average of 30.9%. While this number remains below the average, it is an increase from the 2020 Census data.



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. There has been a slight decrease in the number of workforce members in manufacturing, this could be attributed to external factors (decrease in overall population, increase in those with college degrees).

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.

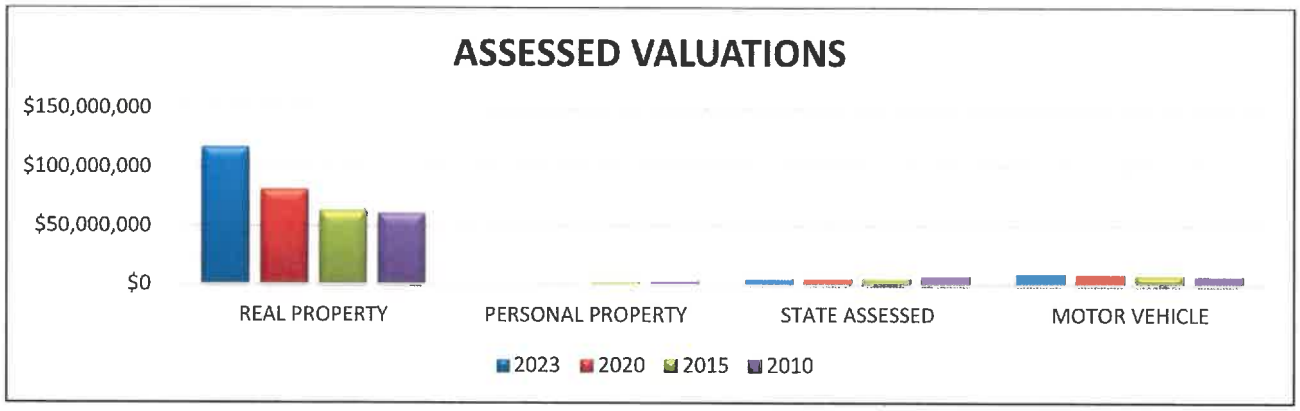
Rural Housing Incentive District (RHID) -
provide reimbursements to developers in building housing in rural communities by financing housing development infrastructure or renovations of buildings or structures built over 25 years ago for residential use in a central business district. There must be an 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.

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
2023	$117,062,603	$1,262,419	$4,586,527	$8,969,397	$131,880,946
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
2023	10.70%	$904,969,480
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

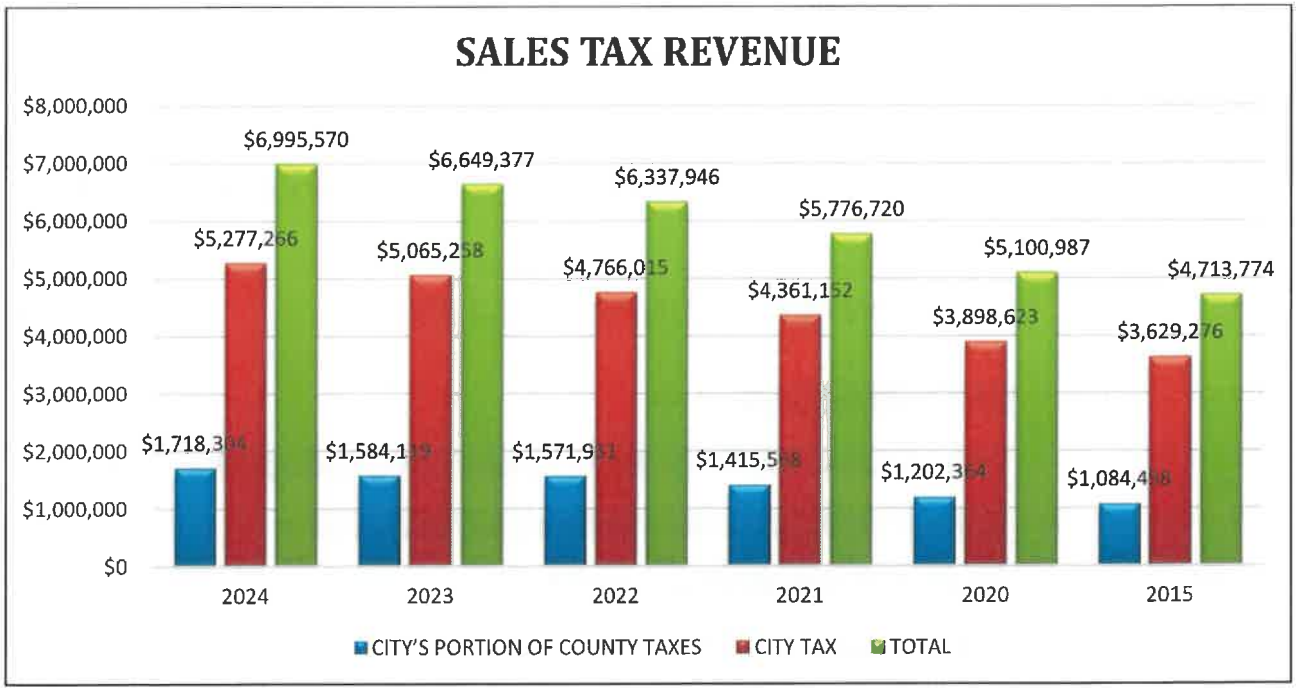
Taxpayer	Assessed
OLD DOMINION FREIGHT LINE	$6,322,066
WAL MART REAL ESTATE BUSINESS TRUST	$2,354,566
EVERGY KANSAS CENTRAL, INC	$1,677,170
ATMOS ENERGY CORP	$1,273,380
NEW VENTURE I, LLC	$1,074,452
WALLTIES & FORMS, INC.	$1,072,112
TRIANGLE SELF STORAGE LLC	$1,065,306
PIPE PORTFOLIO OWNER LP	$1,028,425
OLDCASTLE APG MIDWEST, INC.	$1,002,156
INDIVIDUAL	$932,905

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 2023 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 which was extended in 2014 and again in 2024. 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.. The following table shows the amount of county and city local option sales taxes distributed to the City since 2015.

YEAR	CITY'S PORTION OF COUNTY TAXES	CITY TAX	TOTAL
2024	$1,718,304	$5,277,266	$6,995,570
2023	$1,584,119	$5,065,258	$6,649,377
2022	$1,571,931	$4,766,015	$6,337,946
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



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	2024 levy for 2025 Budget	2023 levy for 2024 Budget	2022 levy for 2023 Budget	2021 levy for 2022 Budget	2020 levy for 2021 Budget
GENERAL	29.014	29.658	30.120	29.398	24.530
LIBRARY	3.702	3.527	3.942	4.477	4.477
BOND & INTEREST	6.118	6.686	7.814	9.017	9.321
TOTAL	38.834	39.871	41.876	42.892	38.328

In 2023 the value of one Mill is currently equal to $117,062.00

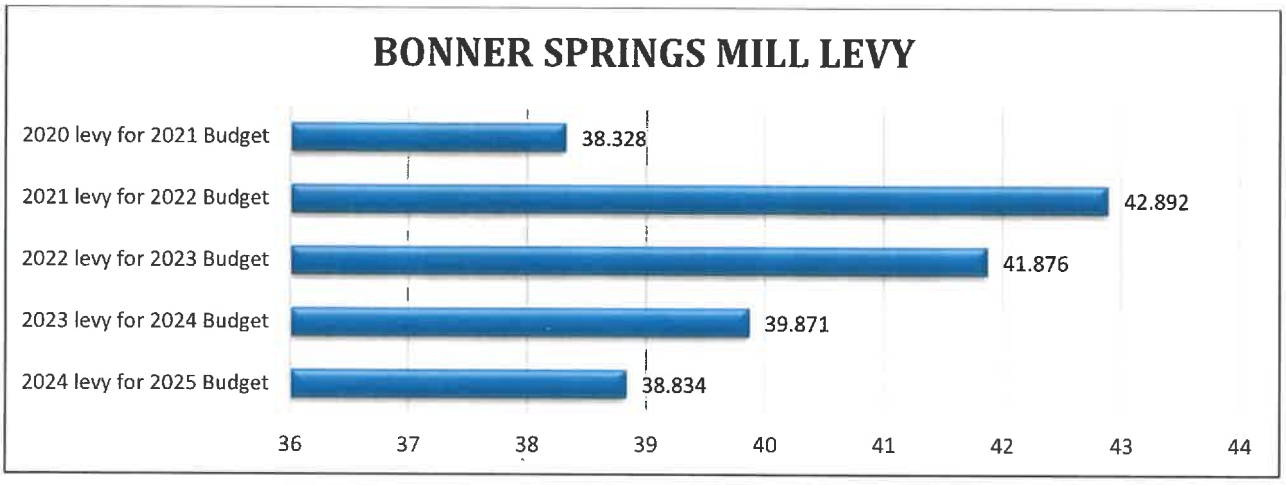
The total Mill Levy rate for Wyandotte County (2024) sits at 150.130

The total Mill Levy rate for the City of Bonner Springs sits at 41.876 (as indicated above)

Impact of Total Mills on an Individual Home
(2024 Mill Levy Rate)

Formula:

First Step:	*$250,000* (value of the home)	x	*0.115* (Residential %)	=	*$28,750* (assessed value)		
Second Step:	*$28,750* (assessed value)	x	*150.5610* (total mill rate)	/	*1000*	=	*$4,328.63* (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 sixteen zoning districts, of which five are strictly residential land uses; four are commercial land uses; two are mixed-use, one allowing for a variety of residential (single-family, duplex and apartment) uses to be grouped together in a single development; while the other allows for commercial and residential uses simultaneously. The remaining two are industrial uses. The "PD - Planned Development District" provides for innovative development standards that achieve three main goals, flexibility, framework and intensity.

Following are the current zoning districts:

Residential

LA	Loring Agricultural District
LR	Loring Residential District
RR	Rural Residential District
ER	Estate Residential District
GR	General Residential District

Commercial Districts

CC	Central Commercial District
LC	Local Commercial District
GC	General Commercial District
HC	Highway Commercial District

Special Overlay Districts

MR	Mixed-Residential District
MC	Mixed-Use Commercial District
PD	Planned Development District
RV	Recreational Vehicle Parks
ENT	Entertainment and Amusement District

Industrial

LI	Light Industrial District
HI	Heavy Industrial District

The majority of land within the City is zoned either LA (Loring Agricultural District) or RR (Rural Residential). 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, multiple 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 must evaluate its anticipated annexation area and the anticipated land use of those areas.

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 2024 dollars, it costs approximately $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.

Public transportation has been a long-standing tradition in Bonner Springs, the city operates the small but mighty Tiblow Transit bus service, providing transportation for residents locally within the city limits, it is being expanded in 2025 to once again include trips into Kansas City, Kansas. Being able to provide transportation out of Bonner Springs proper, to employment opportunities in Wyandotte, Johnson and Leavenworth counties is of vital importance, this will take support and involvement from the existing regional transit services such as the KCATA, The Jo and RideKC.

The City should furthermore define areas that would be beneficial for the surrounding residents and consider installing bus stop locations. The classification table below should be utilized when determining viable locations.

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' to48'	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. 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 people-powered bicycles, electric scooters and E-bikes as a viable transportation mode have 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, multi-use paths and sidewalks into their transportation network as well.

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, installation of multi-use paths along Minor Arterial streets as well as public transportation amenities in new developments and in older neighborhoods.*

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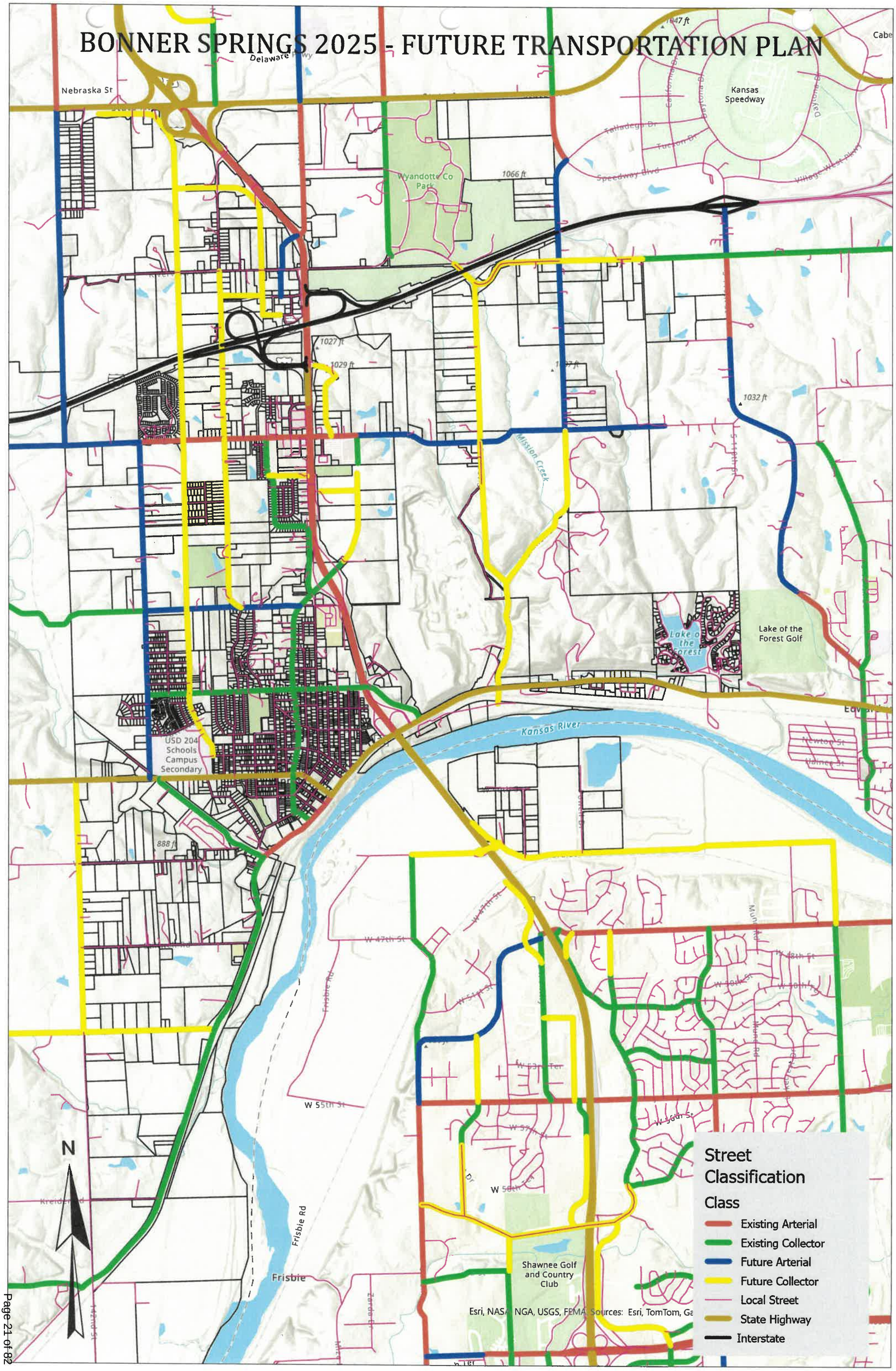
BONNER SPRINGS 2025 - FUTURE TRANSPORTATION PLAN



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" along with 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.

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.

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

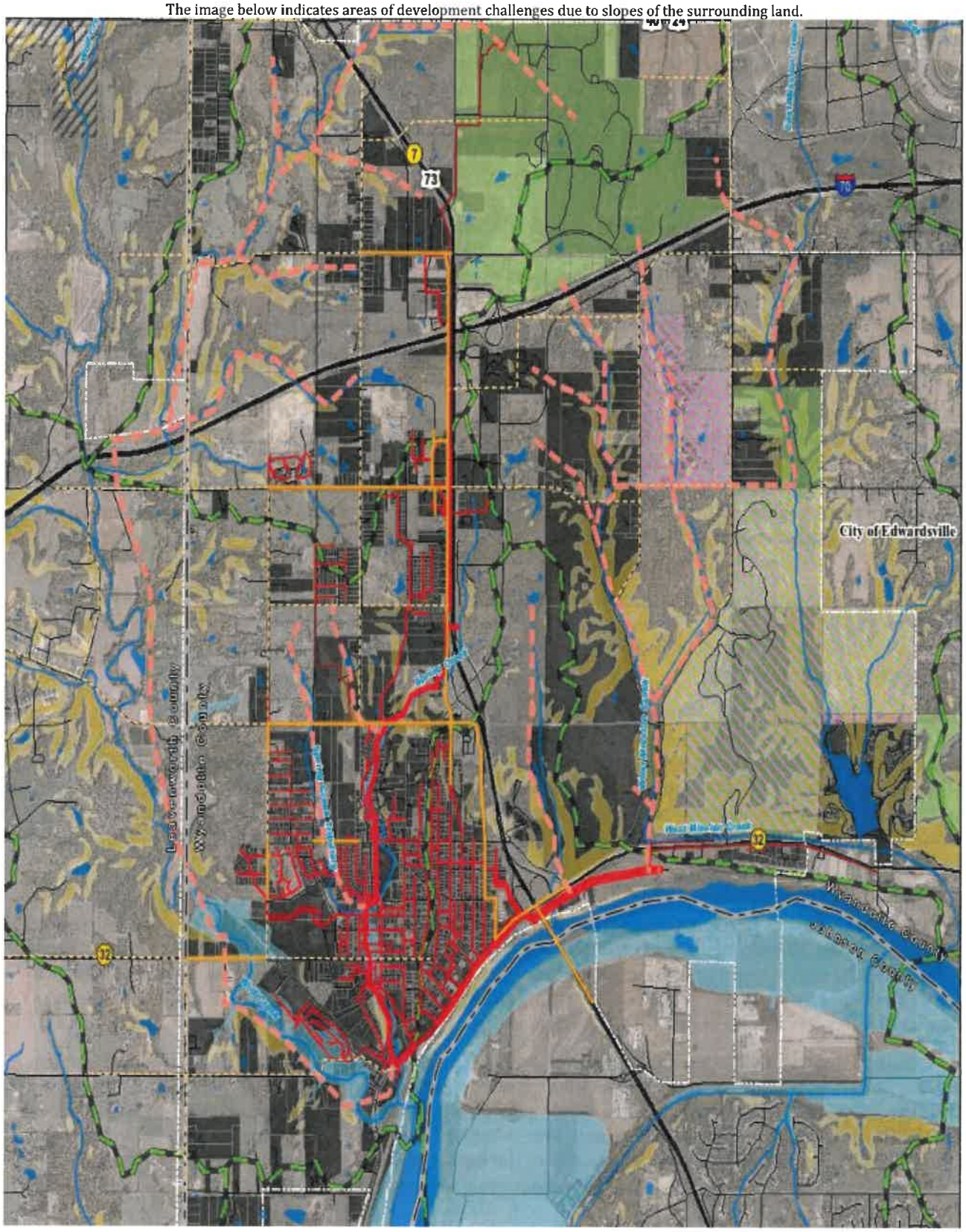
The physical characteristics of a community can reveal a lot about its growth patterns, health and vitality. Additionally, understanding the existing physical condition and limitations of the community will offer a better understanding of what issues need to be addressed. Identifying both positive and 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.

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 page 26).

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.

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



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 renovated "1918" building at 200 E. 3rd Street, abutting our vibrant downtown. The building is occupied by the City Clerk, Utility Billing/Finance Department, Municipal Court, City Administration, Community Development, 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 8 community parks and 2 community buildings. The Community Center is located near the heart of downtown and within walking distance of 3 pocket parks. The Center has 4 rentable rooms for events including a gymnasium, and a separate area for senior activities. The building is programmed with a mixture of activities for persons of all ages.

Centennial Park is 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, water garden, and large pavilion for the market.

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. It is a memorial park built in memory of police officer, Kelly Murphy.

Kerry Roberts Memorial Park is a 10-acre memorial park in memory of 11-year-old Kerry Roberts who was fatally injured during a baseball game. The family donated the park to the City to be maintained as a 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.

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

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

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 boundaries of these new developments.

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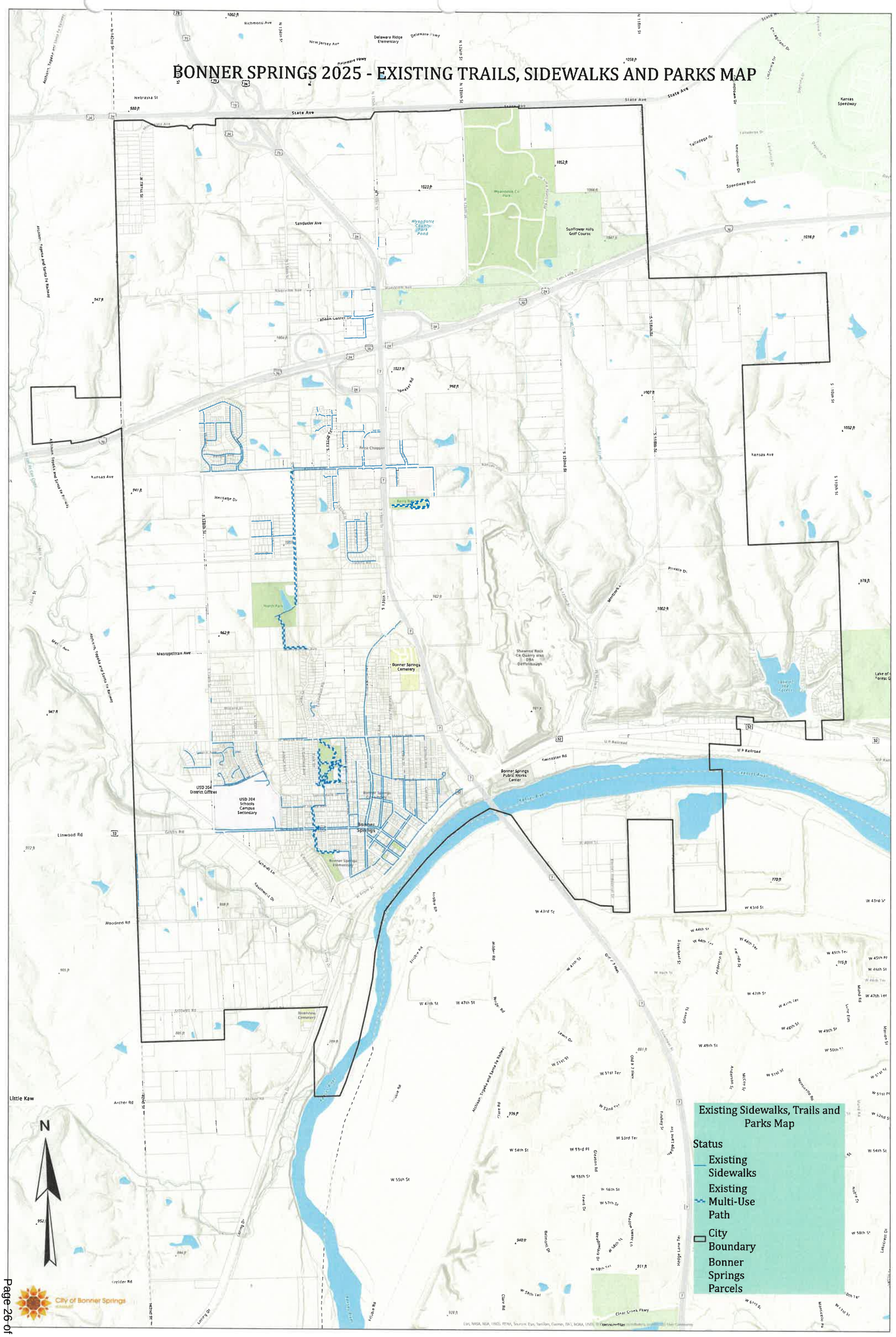
BONNER SPRINGS 2025 - EXISTING TRAILS, SIDEWALKS AND PARKS MAP



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 audiovisual materials, e-resources, inter-library loans, computers for public use, WIFI, private study rooms, a community room, fax and copy machine services, voter registration, tax forms.

The Library receives more than 6,000 visitors a month and has over 8,500 active cardholders, who check out, download, or stream over 100,000 items a year. There are over 60,000 physical 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 McDanield 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 exchanges.

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, the new facility was completed and began operation in the Fall of 2024. This facility provides clean "soft" water to the citizens of Bonner Springs. After nearly 18 months of construction, the City's new water treatment plant will begin serving the residents of Bonner Springs early this fall. At a cost of $29 million, this important infrastructure project was funded via the Kansas State Revolving Loan Fund. The new plant increases Bonner Spring's water treatment capacity, allowing our community to independently treat and supply our residents with clean drinking water year-round. We will no longer need to purchase water from Kansas City, Kansas BPU during the summer months when our water usage is at its highest. This added capacity also positions our community for future growth and development. Using a new nanofiltration process, residents and rate payers should expect much softer water than they are accustomed to

and may opt to discontinue use of water softeners and hard water systems. See below for additional information regarding the transition to the new water treatment plant.

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.

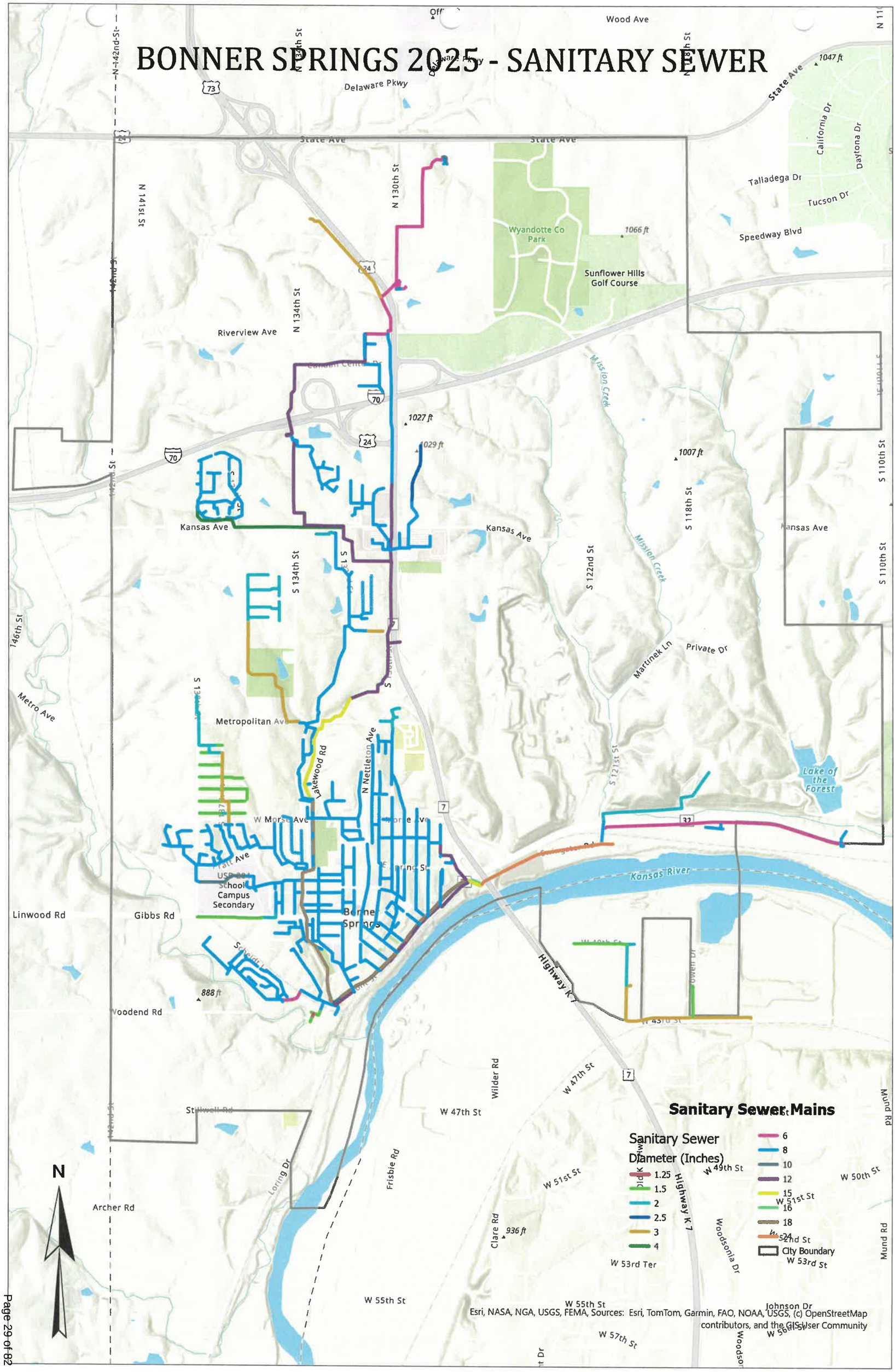
The City is studying options for regional storm water detention to augment individual site by site facilities—a stormwater utility fund was established may be an option to consider as a way to fund regional improvements. The City is considering standards for stream protection (i.e., setbacks and stream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

Wastewater System

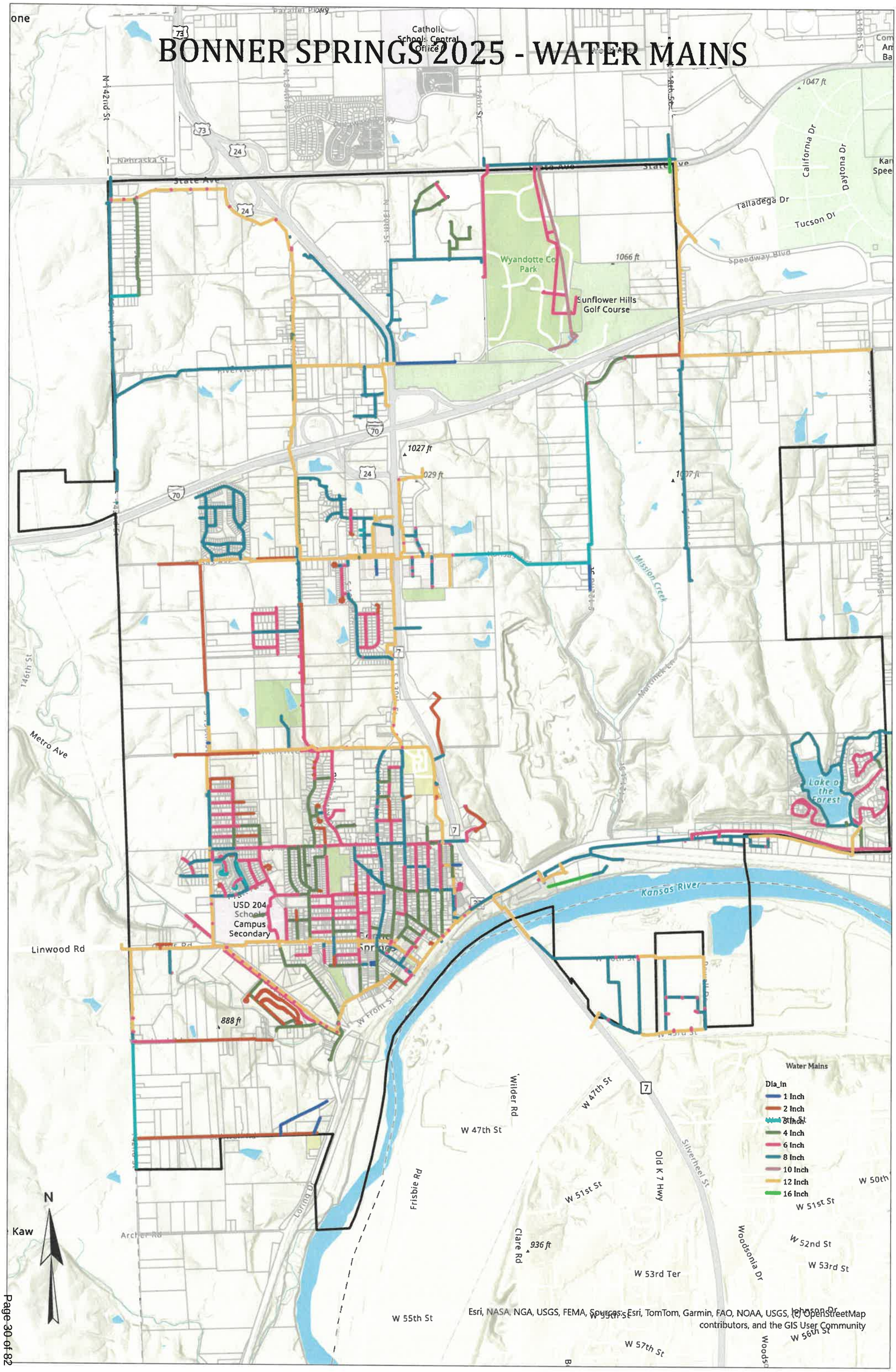
The wastewater system is a critical issue for Bonner Springs, Kansas. The wastewater facility completed an expansion project in 1994, the City's collection system consists of over 36 miles of gravity mains of various sizes, 7 miles of force mains of various sizes, as well as 10 lift stations of various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

BONNER SPRINGS 2025 - SANITARY SEWER



BONNER SPRINGS 2025 - WATER MAINS



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 Emergency Medical Services (EMS)

The City of Bonner Springs Fire Department is a full-service, all-hazards emergency response agency tasked with minimizing our community's loss of life and property. Through our own emergency response capabilities and established automatic aid agreements with regional partners, we provide comprehensive fire protection, technical rescue, wildland firefighting, hazardous materials response, and disaster response services. Additionally, we deliver Paramedic-level Advanced Life Support (ALS) ambulance services to the community.

Beyond emergency response, our department has established a community risk reduction program utilizing fire and life safety inspections, fire investigations, and public education initiatives. On January 15, 2022, the department transitioned to a full-time fire department. Before this, a long legacy of volunteers staffed the fire department since 1903.

Staffing and Operations

Our daily staffing model ensures initial response capabilities to emergencies, while automatic aid partners are simultaneously dispatched to supplement our resources when needed. Each day, six personnel are assigned to staff one fire engine and one ambulance. Operational personnel are cross-trained in fire suppression and emergency medical services to maximize efficiency and adaptability. A part-time employee supplements fire department staffing.

The department is led by a fire chief and a deputy fire chief who also serves as the EMS service director. A part-time fire inspector is in place and conducts fire inspections throughout the community.

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. Continue regulations to protect natural systems as a conveyance for stormwater, and to reduce erosion, sedimentation, and flooding. **(Ref. Appendix C)**

D. 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. Continue to 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. Maintain current 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.

B. 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.

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 Unified Development Ordinance 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:
Utilize the Architectural Design Guidelines for commercial and industrial developments to ensure that they 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 when feasible.

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 Unified Development Ordinance 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:

Residential

LA	Loring Agricultural District
LR	Loring Residential District
RR	Rural Residential District
ER	Estate Residential District
GR	General Residential District

Commercial Districts

CC	Central Commercial District
LC	Local Commercial District
GC	General Commercial District
HC	Highway Commercial District

Special Overlay Districts

MR	Mixed-Residential District
MC	Mixed-Use Commercial District
PD	Planned Development District
RV	Recreational Vehicle Parks
ENT	Entertainment and Amusement District

Industrial

LI	Light Industrial District
HI	Heavy Industrial District

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.

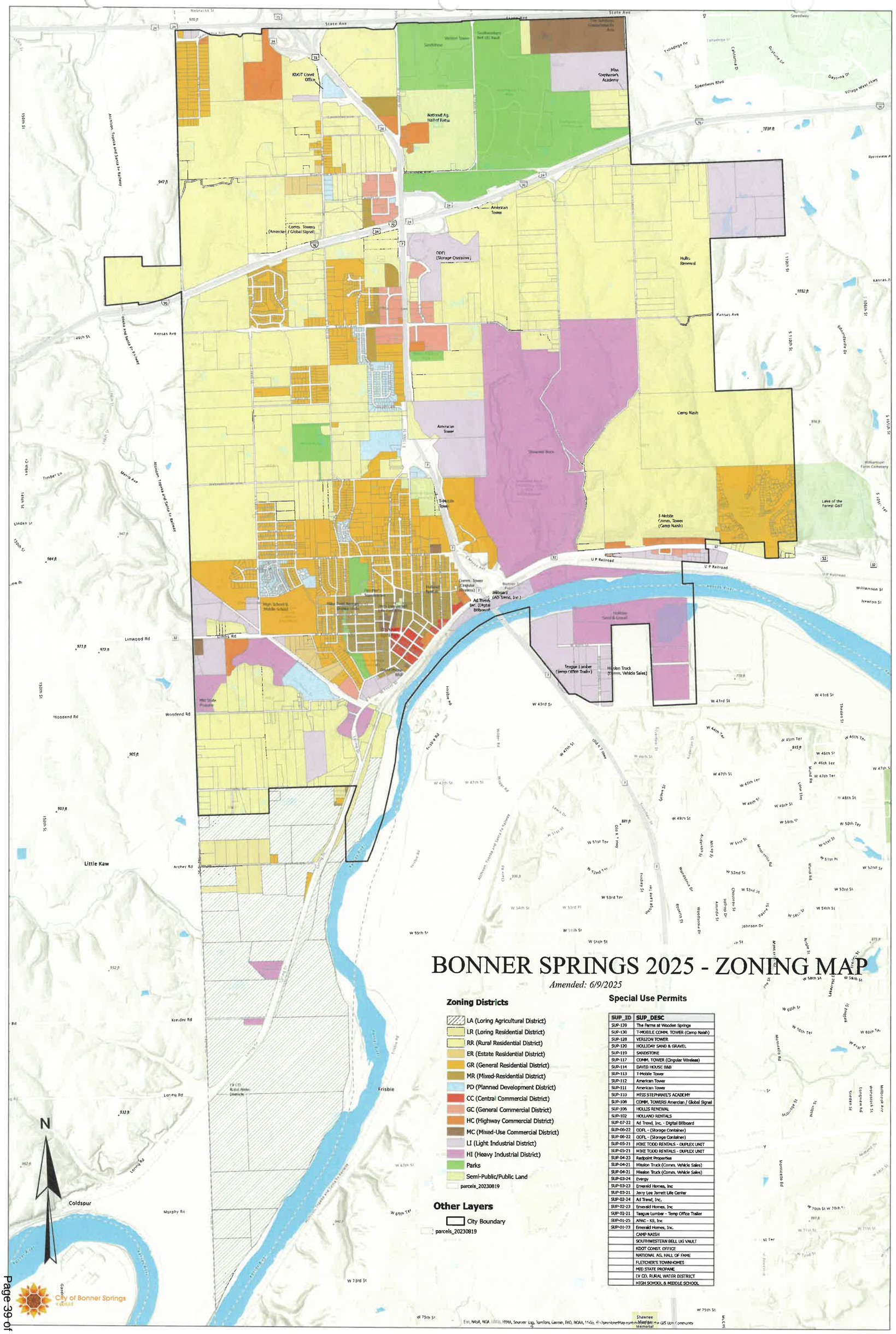
Corridor Studies

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.

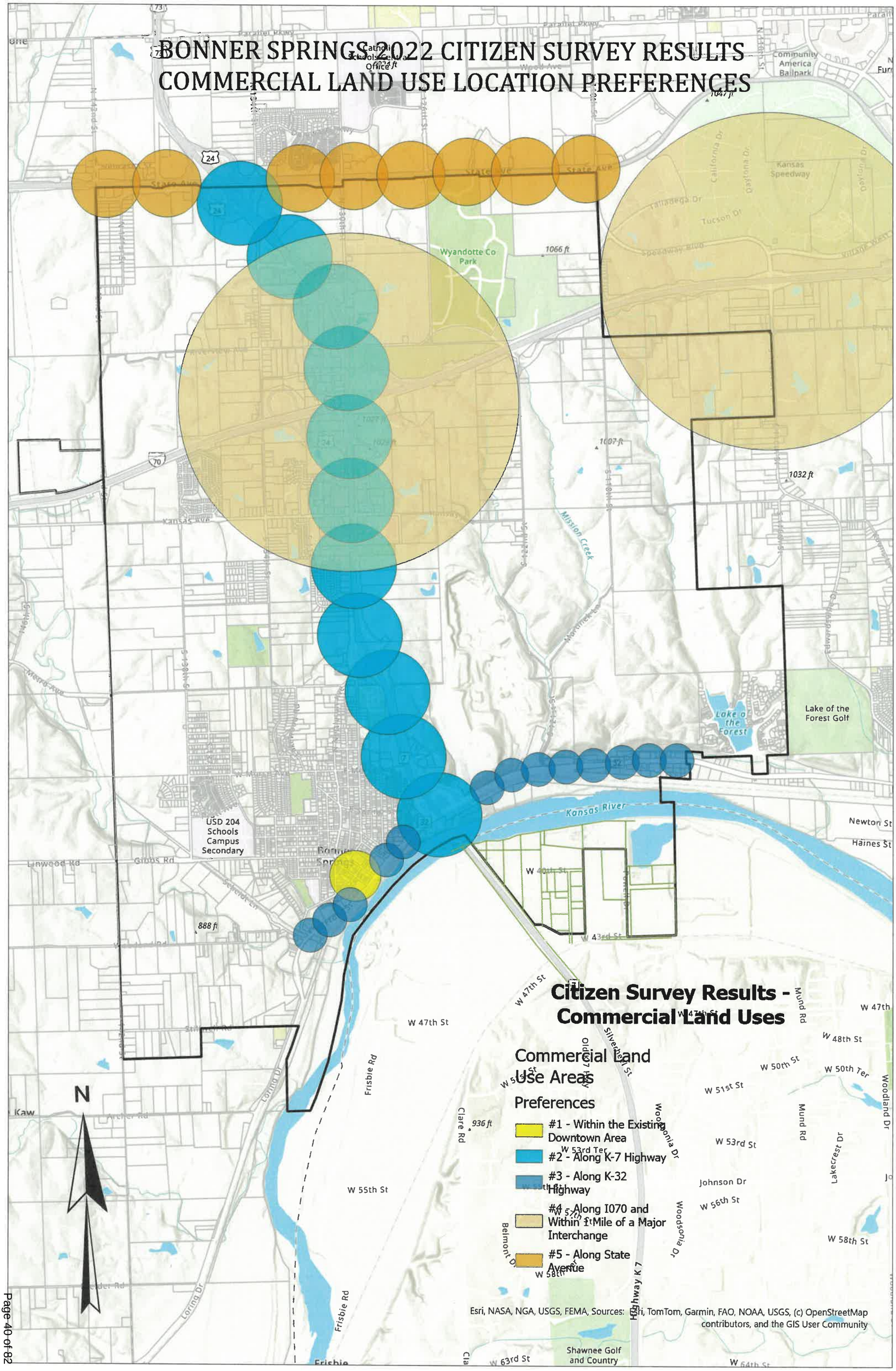
- https://www.ksdot.gov/home/showpublisheddocument/11894/638772001569530000
- https://www.bonnersprings.org/DocumentCenter/View/2363/K-32-Tri-City-Multimodal-Redevelopment-Plan-Draft-83116?bidId=

Citizen Survey

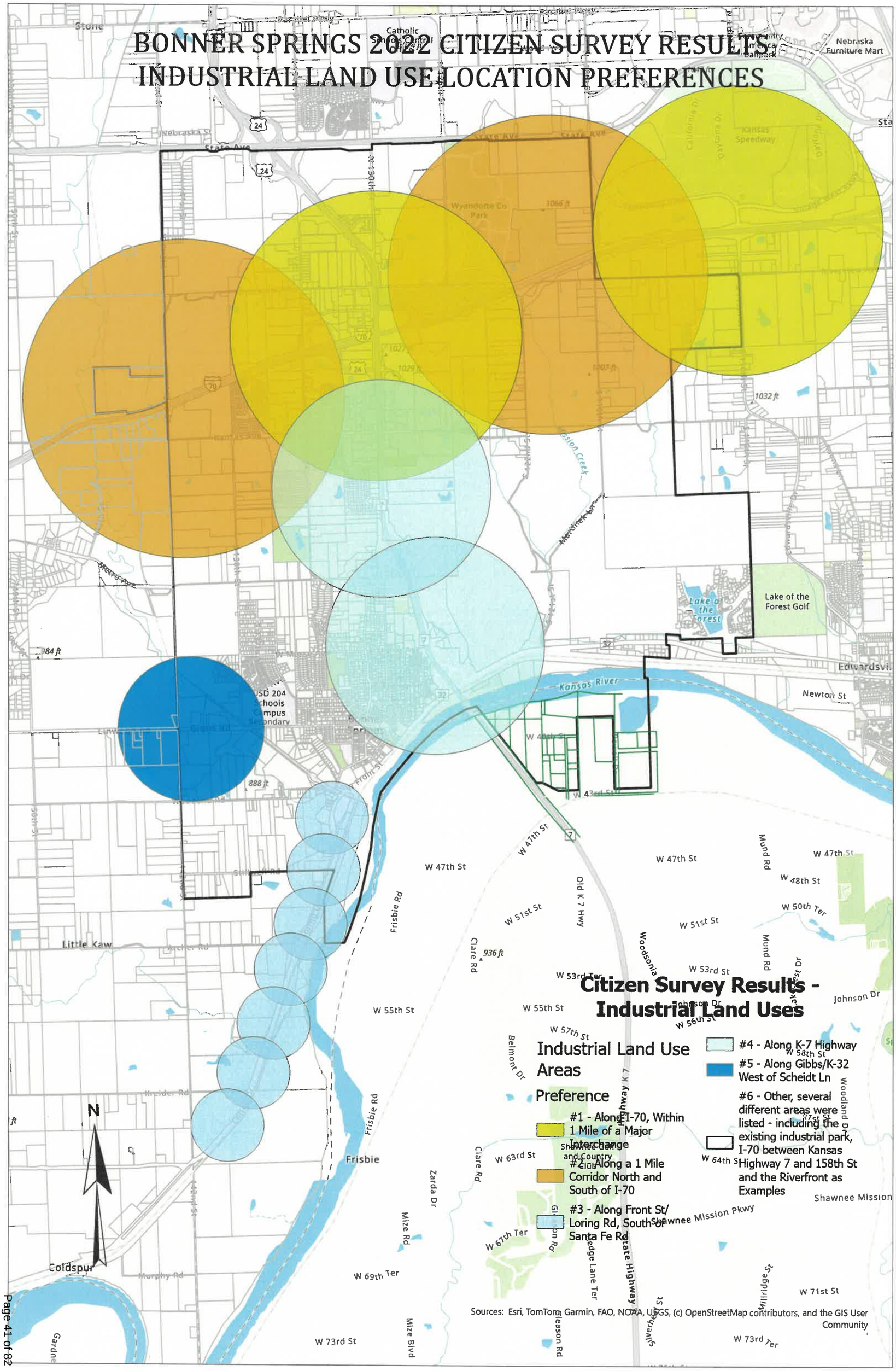
In early 2022 a survey was utilized to collect data on where residents within the city and surrounding growth area would like certain types of land uses placed. Following the inserted current Zoning Map are 2 additional maps indicating the preferred locations of Commercial and Industrial uses as gathered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


BONNER SPRINGS 2025 - ZONING MAP
Amended: 6/9/2025
Zoning Districts
LA (Loring Agricultural District)
LR (Loring Residential District)
RR (Rural Residential District)
ER (Estate Residential District)
GR (General Residential District)
MR (Mixed-Residential District)
PD (Planned Development District)
CC (Central Commercial District)
GC (General Commercial District)
HC (Highway Commercial District)
MC (Mixed-Use Commercial District)
LI (Light Industrial District)
HI (Heavy Industrial District)
Parks
Semi-Public/Public Land
parcels_20230819
Other Layers
City Boundary
parcels_20230819
Special Use Permits
SUP_ID | SUP_DESC
SUP-139 | The Farms at Wooden Springs
SUP-130 | T-MOBILE COMM. TOWER (Camp Nash)
SUP-128 | VERIZON TOWER
SUP-120 | HOLLIDAY SAND & GRAVEL
SUP-119 | SANDSTONE
SUP-117 | COMM. TOWER (Cingular Wireless)
SUP-114 | DAVID HOUSE B&B
SUP-113 | T-Mobile Tower
SUP-112 | American Tower
SUP-111 | American Tower
SUP-110 | MISS STEPHANIE'S ACADEMY
SUP-108 | COMM. TOWERS American / Global Signal
SUP-106 | HOLLIS RENEWAL
SUP-102 | HOLLAND RENTALS
SUP-07-22 | Ad Trend, Inc. - Digital Billboard
SUP-06-22 | ODFL - (Storage Container)
SUP-06-22 | ODFL - (Storage Container)
SUP-05-21 | MIKE TODD RENTALS - DUPLEX UNIT
SUP-05-21 | MIKE TODD RENTALS - DUPLEX UNIT
SUP-04-23 | Redpoint Properties
SUP-04-21 | Mission Truck (Comm. Vehicle Sales)
SUP-04-21 | Mission Truck (Comm. Vehicle Sales)
SUP-03-24 | Evergy
SUP-03-23 | Emerald Homes, Inc
SUP-03-21 | Jerry Lee Jarrett Life Center
SUP-02-24 | Ad Trend, Inc.
SUP-02-23 | Emerald Homes, Inc
SUP-02-21 | Teague Lumber - Temp Office Trailer
SUP-01-25 | APAC - KS, Inc
SUP-01-23 | Emerald Homes, Inc.
CAMP NAISH
SOUTHWESTERN BELL UG VAULT
KDOT CONST. OFFICE
NATIONAL AG. HALL OF FAME
FLETCHER'S TOWNHOMES
MID STATE PROPANE
LV CO. RURAL WATER DISTRICT
HIGH SCHOOL & MIDDLE SCHOOL
N
Coldspur
Little Kaw
Frisbie
City of Bonner Springs
KANSAS

BONNER SPRINGS 2022 CITIZEN SURVEY RESULTS
COMMERCIAL LAND USE LOCATION PREFERENCES



BONNER SPRINGS 2022 CITIZEN SURVEY RESULTS - INDUSTRIAL LAND USE LOCATION PREFERENCES



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 areas and future development areas to maximize resources, supply, facilities and distribution of utility services.

ACTION STEPS:

A. Initiate wastewater improvements into Bonner Springs growth areas, not only those listed upon the Future Land Use Map, but areas east of Kansas Highway 7 that lack the necessary infrastructure for future development.

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 and cyclist 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 along Front Street and Kansas Highway 32. 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.

E. The City must engage in outside resources to better improve our public transit network, while our local Tiblow transit is a benefit to the community as a whole, we need to invest in getting individuals to exterior workforce locations, other areas of the Metro in general.

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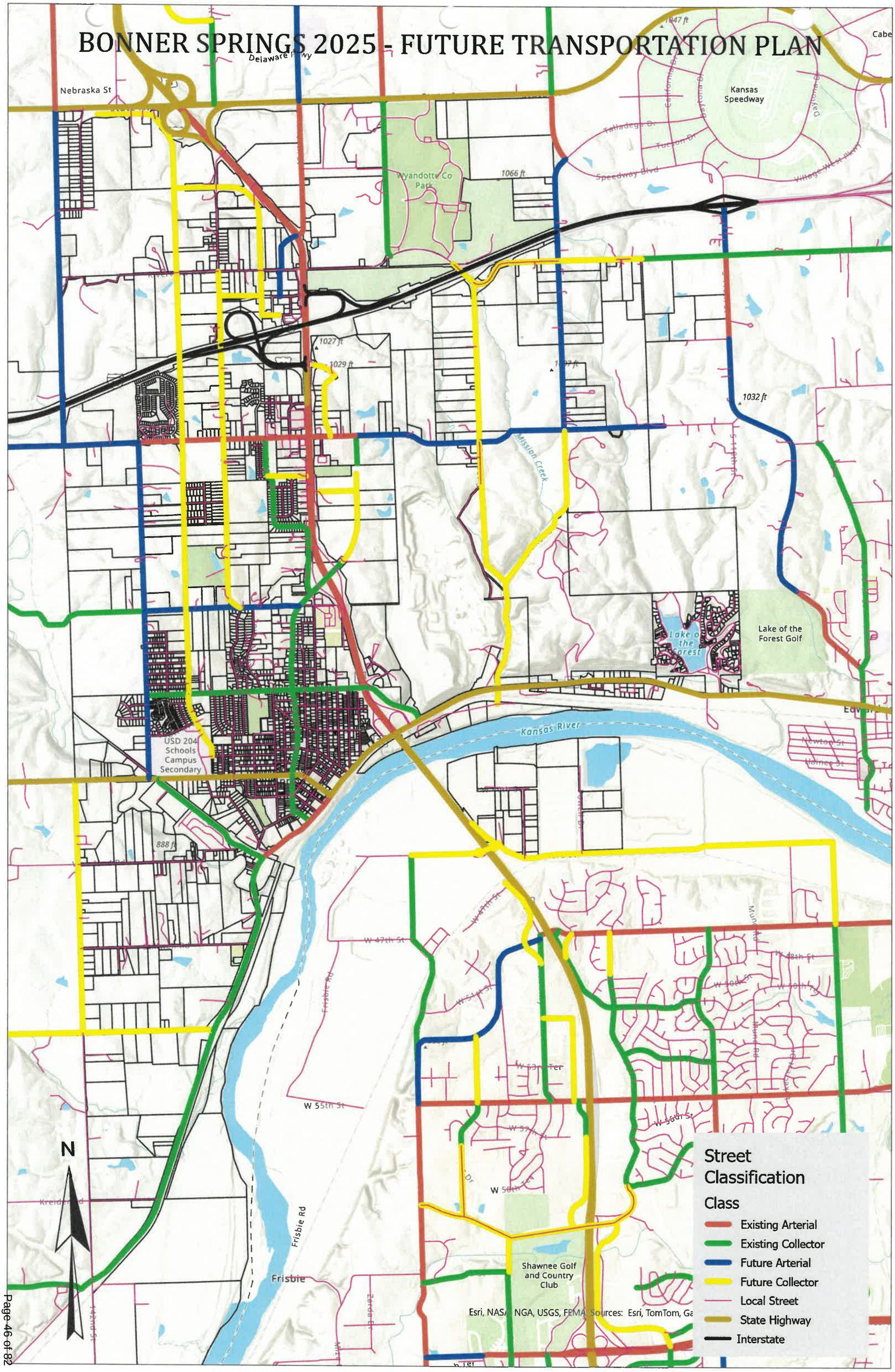
BONNER SPRINGS 2025 - FUTURE TRANSPORTATION PLAN



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.

OBECTIVE: (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. Update the Parks Master Plan to plan for future park locations for land acquisition; along with improving existing parks.

B. Study how to connect more to the Kansas River, including linear park linkages to Johnson County systems. While we know direct connections with the river will be difficult based on the Union Pacific Railways right of way, other options should be looked at.

   A connection using the existing K-7 bridge or a supplemental pedestrian bridge could be options.

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.

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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-7Highway 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 'Not Designated' use, while other areas are shown as 'Agricultural/Large Lot Residential'. Open Space is a valuable asset to communities, but it must be noted that not all areas designated 'Not Designated' 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 to 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 – Large Lot Residential

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 with limited residential. 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 this 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. The zoning category associated with this land use is LA; Loring Agricultural District.

Not Designated

This category serves as a holding zone to preserve land from premature development that would negatively affect the area while preserving the uses in the immediate area. While single family residential living is allowed within this use categories, they are typically large lot residential utilizing on-site private sewage disposal systems. More than likely, this area should be designated a use which is similar to those abutting.

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 seven different types of residential development: Loring Residential District, Rural Residential District, Estate Residential District, General Residential District, Mixed-Residential District, and Planned Development Districts; these now include manufactured home park and manufactured home subdivision districts. 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.

LORING RESIDENTIAL DISTRICT (LR) – 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 ER District. This zoning district applies to the Loring Service Area only as defined in Section 1.01.D. Lot sizes and layouts for Loring 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 private 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. Loring Residential development is typically located at the fringe of urban development and near existing rural/ suburban residential subdivisions. These 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.

ESTATE RESIDENTIAL DISTRICTS (ER):

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 General Residential (GR 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.

GENERAL RESIDENTIAL DISTRICT (GR):

The purpose of this district is to provide for single-family residential development at a higher density than the "ER" and "LR" Districts, including those uses which support and encourage residential neighborhoods. General 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

Estate Residential (ER) and General Residential (GR) 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.

MIXED-RESIDENTIAL DISTRICT (MR)
The purpose of this district is to provide for single-family residential development at a higher density than "ER" or "GR" Districts as well as appropriate multiple-family residential development., 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).

*GENERAL RESIDENTIAL DISTRICT (GR):*The General Residential District is considered medium 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.

PLANNED DISTRICTS

The intent of this district is to provide for flexibility from these regulations regarding design, placement, arrangement, bulk, and other considerations involved in designing a site. It furthermore provides a framework within which buildings and uses may be interrelated with adjacent development and areas. Planned Districts shall maintain the desired overall intensity of land use, desired population densities and desired areas of open space throughout the City.

This category is also appropriate for Manufactured Home Parks and Manufactured Home Park Subdivisions, as well as planned public and semi-public uses which are generally considered compatible with residential uses.

MIXED USES

MIXED-RESIDENTIAL DISTRICT (MR):
The Mixed- 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 provide for a mix of residential development types within a single project, but does not provide for the development of supporting commercial uses. 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. Mixed-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.

MIXED-USE COMMERCIAL DISTRICT

The vision for Mixed-Use Commercial entails a traditional 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 commercial areas will have an urban residential character that will 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 Commercial District, General Commercial District, Highway Commercial 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 COMMERCIAL DISTRICT (CC)

The Central Commercial District is intended to provide for a range of infill commercial development and supporting uses downtown. Development is intended to be walkable and contiguous along all Block faces.. The Bonner Springs Central Commercial 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 Commercial 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.

LOCAL COMMERCIAL DISTRICT (LC)

The Local Commercial District provides for commercial Development near or within residential areas to serve local residents with convenient goods and services. These commercial areas should be small in nature and provide quick and convenient service.

GENERAL COMMERCIAL DISTRICT (GC)

General Commercial 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 Commercial 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 Commercial 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 Commercial 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.

Moderate-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.

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.

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 - 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.

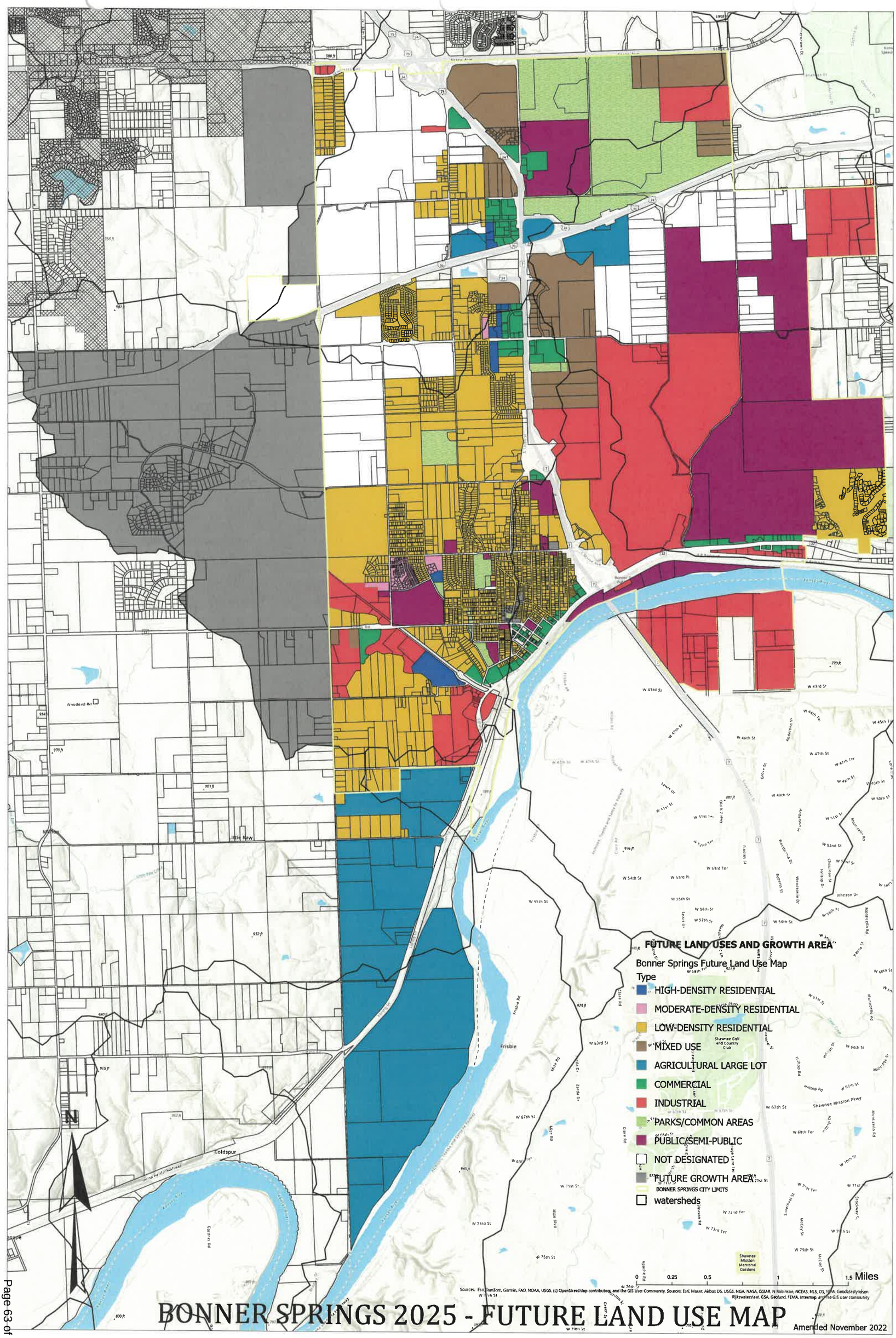
Industrial -
This category accommodates land uses associated with industrial activities such as assembly, manufacturing, warehousing, and limited office/commercial activities as defined in the city's zoning regulations. This district corresponds to the 'LI', and 'HI' districts of the city zoning regulations.

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;



BONNER SPRINGS 2025 - FUTURE LAND USE MAP

Amended November 2022

Profile of General Demographic Characteristics: 2025

	Bonner Springs city, Kansas			
Label	**Estimate**	**Margin of Error**	**Percent**	**Percent Margin of Error**
Total population	7,735	±24	51.50%	±3.2
SEX AND AGE				
Male	3,984	±252	48.50%	±3.2
Female	3,751	±251	(X)	(X)
Sex ratio (males per 100 females)	106.2	±13.7	7.90%	±2.5
Under 5 years	610	±189	9.30%	±2.3
5 to 9 years	723	±180	8.40%	±2.2
10 to 14 years	647	±172	5.50%	±1.8
15 to 19 years	422	±141	3.80%	±1.2
20 to 24 years	293	±96	12.50%	±2.4
25 to 34 years	967	±184	11.70%	±1.7
35 to 44 years	904	±132	9.30%	±2.3
45 to 54 years	722	±175	9.60%	±2.6
55 to 59 years	745	±198	8.20%	±3.0
60 to 64 years	638	±230	9.10%	±2.8
65 to 74 years	703	±214	3.10%	±1.0
75 to 84 years	241	±78	1.60%	±0.7
85 years and over	120	±58	(X)	(X)
Median age (years)	37.2	±5.4	29.60%	±4.6
Under 18 years	2,291	±352	72.90%	±4.5
16 years and over	5,637	±349	70.40%	±4.6
18 years and over	5,444	±352	68.30%	±4.6
21 years and over	5,285	±357	17.20%	±3.4
62 years and over	1,331	±262	13.80%	±2.7
65 years and over	1,064	±211	5,444	(X)
18 years and over	5,444	±352	47.30%	±2.5
Male	2,575	±218	52.70%	±2.5
Female	2,869	±230	(X)	(X)
Sex ratio (males per 100 females)	89.8	±9.2	1,064	(X)
65 years and over	1,064	±211	49.20%	±6.1
Male	524	±138	50.80%	±6.1
Female	540	±106	(X)	(X)
Total housing units	3,159	±199	(X)	(X)
RELATIONSHIP				
Total population	*7,735*	*±24*	*51.50%*	*±3.2*
Population in households	7,686	±198	35.20%	±2.6
Householder	2,707	±236	23.00%	±3.1
Spouse	1,771	±67	1.60%	±0.9
Unmarried partner	123	±334	32.80%	±4.4
Child	2,520	±188	4.20%	±2.4
Other relatives	322	±106	3.20%	±1.4
Other nonrelatives	243			

HOUSEHOLDS BY TYPE		±198	2,707	(X)
Total households	2,707	±171	60.70%	±6.4
Married-couple household	1,642	±104	22.70%	±4.6
With children of the householder under 18 years	614	±63	4.30%	±2.3
Cohabiting couple household	116	±16	0.00%	±1.1
With children of the householder under 18 years	0	±123	11.30%	±4.2
Male householder, no spouse/partner present	306	±15	0.30%	±0.5
With children of the householder under 18 years	7	±111	7.20%	±3.9
Householder living alone	194	±62	2.20%	±2.2
65 years and over	60	±151	23.80%	±5.0
Female householder, no spouse/partner present	643	±101	6.90%	±3.6
With children of the householder under 18 years	187	±106	11.50%	±3.6
Householder living alone	310	±90	7.40%	±3.1
65 years and over	200	±91	32.80%	±4.6
Households with one or more people under 18 years	887	±128	25.70%	±3.8
Households with one or more people 65 years and over	697	±0.21	(X)	(X)
Average household size	2.84	±0.23	(X)	(X)
Average family size	3.3			
HOUSING TENURE				
Occupied housing units	3,060		2,707	
Owner-occupied	2,202	72.00%	1,997	73.80%
Renter-occupied	858	28.00%	710	26.20%
Average household size of owner-occupied unit	2.57	(X)	2.83	(X)
Average household size of renter-occupied unit	2.5	(X)	2.86	(X)
This table is derived from many other ACS Tables. Tables utilized in this general demographics table are:				
ACSDP5Y2023.DP02-2025				
ACSDP5Y2023.DP04-2025				
ACSDP5Y2023.DP05-2025				

SELECTED SOCIAL CHARACTERISTICS IN THE UNITED STATES

Bonner Springs city, Kansas

United States® Census Bureau

Label	Estimate	Margin of Error	Percent	Percent Margin of Error
HOUSEHOLDS BY TYPE		±198	2,707	(X)
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Households with one or more people 65 years and over	697	±0.21	(X)	(X)
Average household size	2.84	±0.23	(X)	(X)
Average family size	3.3			
RELATIONSHIP		±23	7,686	(X)
Population in households	7,686	±198	35.20%	±2.6
Householder	2,707	±236	23.00%	±3.1
Spouse	1,771	±67	1.60%	±0.9
Unmarried partner	123	±334	32.80%	±4.4
Child	2,520	±188	4.20%	±2.4
Other relatives	322	±106	3.20%	±1.4
Other nonrelatives	243			
MARITAL STATUS		±216	2,777	(X)
Males 15 years and over	2,777	±168	25.80%	±5.3
Never married	716	±201	64.20%	±6.4
Now married, except separated	1,783	±16	0.00%	±1.1
Separated	0	±44	2.40%	±1.6
Widowed	67	±109	7.60%	±3.8
Divorced	211	±231	2,978	(X)
Females 15 years and over	2,978	±167	20.30%	±5.2
Never married	605	±216	59.60%	±6.3
Now married, except separated	1,775	±103	3.10%	±3.4
Separated	93	±72	5.90%	±2.4
Widowed	177	±124	11.00%	±4.2
Divorced	328			
GRANDPARENTS		±58	75	(X)
Number of grandparents living with own grandchildren under 18 years	75	±34	46.70%	±40.0
Grandparents responsible for grandchildren	35			
Years responsible for grandchildren		±7	6.70%	±11.1
Less than 1 year	5	±16	0.00%	±31.7
1 or 2 years	0	±10	8.00%	±16.0
3 or 4 years	6	±33	32.00%	±36.4
5 or more years	24	±34	35	(X)
Number of grandparents responsible for own grandchildren under 18 years	35	±21	57.10%	±26.2
Who are female	20	±32	71.40%	±35.0
Who are married	25			

SCHOOL ENROLLMENT		±268	2,018	(X)
Population 3 years and over enrolled in school	2,018	±117	10.40%	±5.8
Nursery school, preschool	209	±114	8.80%	±5.5
Kindergarten	178	±234	49.60%	±10.0
Elementary school (grades 1-8)	1,000	±138	19.90%	±6.2
High school (grades 9-12)	401	±104	11.40%	±5.1
College or graduate school	230			
EDUCATIONAL ATTAINMENT		±336	5,040	(X)
Population 25 years and over	5,040	±130	4.00%	±2.7
Less than 9th grade	201	±149	6.10%	±2.9
9th to 12th grade, no diploma	306	±302	36.60%	±5.4
High school graduate (includes equivalency)	1,847	±212	18.60%	±4.1
Some college, no degree	938	±149	9.90%	±2.8
Associate's degree	497	±177	16.00%	±3.3
Bachelor's degree	807	±116	8.80%	±2.1
Graduate or professional degree	444	±399	89.90%	±3.9
High school graduate or higher	4,533	±231	24.80%	±4.1
Bachelor's degree or higher	1,251			
VETERAN STATUS		±353	5,432	(X)
Civilian population 18 years and over	5,432	±129	6.90%	±2.3
Civilian veterans	375			
DISABILITY STATUS OF THE CIVILIAN NONINSTITUTIONALIZED POPULATION		±29	7,679	(X)
Total Civilian Noninstitutionalized Population	7,679	±185	13.00%	±2.4
With a disability	1,000	±352	2,291	(X)
Under 18 years	2,291	±63	1.80%	±2.7
With a disability	42	±306	4,358	(X)
18 to 64 years	4,358	±150	14.90%	±3.6
With a disability	650	±210	1,030	(X)
65 years and over	1,030	±85	29.90%	±9.3
With a disability	308			
RESIDENCE 1 YEAR AGO		±44	7,686	(X)
Population 1 year and over	7,686	±407	86.70%	±5.3
Same house	6,665	±406	13.30%	±5.3
Different house (in the U.S. or abroad)	1,021	±350	11.70%	±4.6
Different house in the U.S.	897	±77	2.00%	±1.0
Same county	153	±344	9.70%	±4.5
Different county	744	±340	8.90%	±4.4
Same state	684	±49	0.80%	±0.6
Different state	60	±181	1.60%	±2.4
Abroad	124			
PLACE OF BIRTH		±24	7,735	(X)
Total population	7,735	±514	91.30%	±6.7
Native	7,060	±498	90.00%	±6.4
Born in United States	6,962	±450	59.10%	±5.8
State of residence	4,571	±381	30.90%	±4.9
Different state	2,391	±65	1.30%	±0.8
Born in Puerto Rico, U.S. Island areas, or born	98	±515	8.70%	±6.7
Foreign-born	675			
U.S. CITIZENSHIP STATUS		±515	675	(X)
Foreign-born population	675	±94	19.60%	±23.8
Naturalized U.S. citizen	132	±523	80.40%	±23.8
Not a U.S. citizen	543			

LANGUAGE SPOKEN AT HOME		±191	7,125	(X)
Population 5 years and over	7,125	±494	87.60%	±5.9
English only	6,238	±413	12.40%	±5.9
Language other than English	887	±376	7.10%	±5.3
Speak English less than "very well"	509	±194	6.70%	±2.7
Spanish	475	±113	3.00%	±1.6
Speak English less than "very well"	216	±364	5.70%	±5.2
Other Indo-European languages	407	±368	4.00%	±5.2
Speak English less than "very well"	288	±10	0.10%	±0.1
Asian and Pacific Islander languages	5	±10	0.10%	±0.1
Speak English less than "very well"	5	±16	0.00%	±0.4
Other languages	0	±16	0.00%	±0.4
Speak English less than "very well"	0			
ANCESTRY		±24	7,735	(X)
Total population	7,735	±173	4.90%	±2.2
American	380	±16	0.00%	±0.4
Arab	0	±100	1.20%	±1.3
Czech	94	±71	0.60%	±0.9
Danish	50	±41	0.50%	±0.5
Dutch	38	±279	12.40%	±3.6
English	958	±23	0.40%	±0.3
French (except Basque)	30	±34	0.30%	±0.4
French Canadian	23	±338	21.80%	±4.4
German	1,684	±22	0.20%	±0.3
Greek	13	±22	0.20%	±0.3
Hungarian	13	±354	11.40%	±4.6
Irish	880	±99	2.20%	±1.3
Italian	167	±16	0.00%	±0.4
Lithuanian	0	±67	1.00%	±0.9
Norwegian	77	±36	0.60%	±0.5
Polish	50	±36	0.30%	±0.5
Portuguese	26	±16	0.00%	±0.4
Russian	0	±23	0.40%	±0.3
Scotch-Irish	28	±147	4.10%	±1.9
Scottish	315	±16	0.00%	±0.4
Slovak	0	±94	1.00%	±1.2
Subsaharan African	74	±150	3.00%	±1.9
Swedish	230	±11	0.10%	±0.1
Swiss	6	±13	0.10%	±0.2
Ukrainian	8	±46	0.70%	±0.6
Welsh	58	±16	0.00%	±0.4
West Indian (excluding Hispanic origin groups)	0			
COMPUTERS AND INTERNET USE		±198	2,707	(X)
Total households	2,707	±195	95.40%	±2.2
With a computer	2,583	±176	91.80%	±2.6
With a broadband Internet subscription	2,485			

Although the American Community Survey (ACS) produces population, demographic and housing unit estimates, the decennial census is the official source of population totals for April 1st of each decennial year. In between censuses, the Census Bureau's Population Estimates Program produces and disseminates the official estimates of the population for the nation, states, counties, cities, and towns and estimates of housing units and the group quarters population for states and counties.

Information about the American Community Survey (ACS) can be found on the ACS website. Supporting documentation including code lists, subject definitions, data accuracy, and statistical testing, and a full list of ACS tables and table shells (without estimates) can be found on the Technical Documentation section of the ACS website.

Source: U.S. Census Bureau, 2019-2023 American Community Survey 5-Year Estimates

ACS data generally reflect the geographic boundaries of legal and statistical areas as of January 1 of the estimate year. For more information, see Geography Boundaries by Year.

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

Users must consider potential differences in geographic boundaries, questionnaire content or coding, or other methodological issues when comparing ACS data from different years. Statistically significant differences shown in ACS Comparison Profiles, or in data users' own analysis, may be the result of these differences and thus might not necessarily reflect changes to the social, economic, housing, or demographic characteristics being compared. For more information, see Comparing ACS Data.

Ancestry listed in this table refers to the total number of people who responded with a particular ancestry; for example, the estimate given for German represents the number of people who listed German 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 data for those groups come from the Race and Hispanic origin questions rather than the ancestry question (see Demographic Table).
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.
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.
Caution should be used when comparing data for computer and Internet use before and after 2016. Changes in 2016 to the questions involving the wording as well as the response options resulted in changed response patterns in the data. Most noticeable are increases in overall computer ownership or use, the total of Internet subscriptions, satellite subscriptions, and cellular data plans for a smartphone or other mobile device. For more detailed information about these 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.
Estimates of urban and rural populations, housing units, and characteristics reflect boundaries of urban areas defined based on 2020 Census 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. For a 5-year median estimate, the margin of error associated with a median was larger than the median itself.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

SELECTED ECONOMIC CHARACTERISTICS				
	Bonner Springs city, Kansas			
Label	Estimate	Margin of Error	Percent	Percent Margin of Error
EMPLOYMENT STATUS				
Population 16 years and over	5,637	±349	5,637	(X)
In labor force	3,802	±346	67.40%	±4.3
Civilian labor force	3,790	±346	67.20%	±4.3
Employed	3,688	±349	65.40%	±4.5
Unemployed	102	±57	1.80%	±1.0
Armed Forces	12	±18	0.20%	±0.3
Not in labor force	1,835	±265	32.60%	±4.3
Civilian labor force	3,790	±346	3,790	(X)
Unemployment Rate	(X)	(X)	2.70%	±1.5
Females 16 years and over	2,954	±235	2,954	(X)
In labor force	1,891	±235	64.00%	±6.0
Civilian labor force	1,891	±235	64.00%	±6.0
Employed	1,891	±235	64.00%	±6.0
Own children of the householder under 6 years	818	±255	818	(X)
All parents in family in labor force	408	±216	49.90%	±20.8
Own children of the householder 6 to 17 years	1,406	±247	1,406	(X)
All parents in family in labor force	916	±210	65.10%	±16.6
COMMUTING TO WORK				
Workers 16 years and over	3,635	±355	3,635	(X)
Car, truck, or van -- drove alone	2,800	±306	77.00%	±4.6
Car, truck, or van -- carpooled	289	±126	8.00%	±3.2
Public transportation (excluding taxicab)	0	±16	0.00%	±0.8
Walked	38	±35	1.00%	±0.9
Other means	14	±17	0.40%	±0.5
Worked from home	494	±146	13.60%	±3.9
Mean travel time to work (minutes)	23.7	±2.7	(X)	(X)
OCCUPATION				
Civilian employed population 16 years and over	3,688	±349	3,688	(X)
Management, business, science, and arts occupations	1,370	±222	37.10%	±5.4
Service occupations	721	±191	19.50%	±4.6
Sales and office occupations	713	±175	19.30%	±4.3
Natural resources, construction, and maintenance occupations	270	±102	7.30%	±3.1
Production, transportation, and material moving occupations	614	±193	16.60%	±4.4

INDUSTRY				
Civilian employed population 16 years and over	3,688	±349	3,688	(X)
Agriculture, forestry, fishing and hunting, and mining	87	±76	2.40%	±2.2
Construction	272	±134	7.40%	±3.7
Manufacturing	452	±155	12.30%	±3.8
Wholesale trade	84	±69	2.30%	±1.9
Retail trade	415	±120	11.30%	±3.1
Transportation and warehousing, and utilities	209	±99	5.70%	±2.7
Information	59	±47	1.60%	±1.3
Finance and insurance, and real estate and rental and leasing	351	±173	9.50%	±4.6
Professional, scientific, and management, and administrative and waste management services	386	±142	10.50%	±3.4
Educational services, and health care and social assistance	788	±178	21.40%	±4.0
Arts, entertainment, and recreation, and accommodation and food services	173	±85	4.70%	±2.3
Other services, except public administration	123	±87	3.30%	±2.4
Public administration	289	±117	7.80%	±3.1
CLASS OF WORKER				
Civilian employed population 16 years and over	3,688	±349	3,688	(X)
Private wage and salary workers	2,871	±327	77.80%	±5.1
Government workers	752	±200	20.40%	±5.0
Self-employed in own not incorporated business workers	65	±47	1.80%	±1.3
Unpaid family workers	0	±16	0.00%	±0.8
INCOME AND BENEFITS (IN 2023 INFLATION-ADJUSTED DOLLARS)				
Total households	2,707	±198	2,707	(X)
Less than $10,000	101	±53	3.70%	±2.0
$10,000 to $14,999	31	±31	1.10%	±1.1
$15,000 to $24,999	153	±80	5.70%	±2.9
$25,000 to $34,999	153	±92	5.70%	±3.4
$35,000 to $49,999	331	±109	12.20%	±4.1
$50,000 to $74,999	364	±103	13.40%	±3.6
$75,000 to $99,999	452	±147	16.70%	±5.3
$100,000 to $149,999	541	±116	20.00%	±4.0
$150,000 to $199,999	314	±106	11.60%	±3.9
$200,000 or more	267	±105	9.90%	±3.6

Median household income (dollars)	81,865	±10,689	(X)	(X)
Mean household income (dollars)	99,925	±9,023	(X)	(X)
With earnings	2,174	±160	80.30%	±3.9
Mean earnings (dollars)	102,571	±8,792	(X)	(X)
With Social Security	720	±138	26.60%	±4.3
Mean Social Security income (dollars)	23,379	±2,709	(X)	(X)
With retirement income	708	±121	26.20%	±3.9
Mean retirement income (dollars)	24,053	±5,377	(X)	(X)
With Supplemental Security Income	156	±79	5.80%	±2.9
Mean Supplemental Security Income (dollars)	11,456	±2,645	(X)	(X)
With cash public assistance income	53	±41	2.00%	±1.5
Mean cash public assistance income (dollars)	2,728	±1,949	(X)	(X)
With Food Stamp/SNAP benefits in the past 12 months	198	±92	7.30%	±3.7
Families	2,003	±151	2,003	(X)
Less than $10,000	16	±20	0.80%	±1.0
$10,000 to $14,999	20	±23	1.00%	±1.2
$15,000 to $24,999	42	±37	2.10%	±1.8
$25,000 to $34,999	38	±39	1.90%	±2.0
$35,000 to $49,999	248	±101	12.40%	±5.2
$50,000 to $74,999	240	±86	12.00%	±4.3
$75,000 to $99,999	365	±141	18.20%	±6.6
$100,000 to $149,999	494	±117	24.70%	±5.3
$150,000 to $199,999	293	±108	14.60%	±5.3
$200,000 or more	247	±103	12.30%	±4.9
Median family income (dollars)	100,767	±8,511	(X)	(X)
Mean family income (dollars)	115,884	±11,233	(X)	(X)
Per capita income (dollars)	36,239	±4,415	(X)	(X)
Nonfamily households	704	±174	704	(X)
Median nonfamily income (dollars)	38,986	±9,283	(X)	(X)
Mean nonfamily income (dollars)	52,454	±10,745	(X)	(X)
Median earnings for workers (dollars)	53,436	±4,355	(X)	(X)
Median earnings for male full-time, year-round workers (dollars)	71,201	±8,455	(X)	(X)
Median earnings for female full-time, year-round workers (dollars)	57,603	±8,856	(X)	(X)

HEALTH INSURANCE COVERAGE				
Civilian noninstitutionalized population	7,679	±29	7,679	(X)
With health insurance coverage	7,179	±249	93.50%	±3.3
With private health insurance	5,608	±563	73.00%	±7.4
With public coverage	2,406	±512	31.30%	±6.7
No health insurance coverage	500	±254	6.50%	±3.3
Civilian noninstitutionalized population under 19 years	2,386	±357	2,386	(X)
No health insurance coverage	102	±137	4.30%	±5.7
Civilian noninstitutionalized population 19 to 64 years	4,263	±307	4,263	(X)
In labor force:	3,371	±316	3,371	(X)
Employed:	3,300	±327	3,300	(X)
With health insurance coverage	3,067	±356	92.90%	±4.4
With private health insurance	2,874	±395	87.10%	±5.8
With public coverage	318	±129	9.60%	±4.1
No health insurance coverage	233	±143	7.10%	±4.4
Unemployed:	71	±39	71	(X)
With health insurance coverage	40	±33	56.30%	±31.0
With private health insurance	33	±28	46.50%	±28.7
With public coverage	22	±22	31.00%	±25.8
No health insurance coverage	31	±26	43.70%	±31.0
Not in labor force:	892	±197	892	(X)
With health insurance coverage	777	±176	87.10%	±6.6
With private health insurance	514	±181	57.60%	±14.9
With public coverage	318	±124	35.70%	±13.1
No health insurance coverage	115	±67	12.90%	±6.6

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Information about the American Community Survey (ACS) can be found on the ACS website. Supporting documentation including code lists, subject definitions, data accuracy, and statistical testing, and a full list of ACS tables and table shells (without estimates) can be found on the Technical Documentation section of the ACS website.

Source: U.S. Census Bureau, 2019-2023 American Community Survey 5-Year Estimates

ACS data generally reflect the geographic boundaries of legal and statistical areas as of January 1 of the estimate year. For more information, see Geography Boundaries by Year.

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.
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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.
Occupation titles and their 4-digit codes are based on the 2018 Standard Occupational Classification.
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.
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.
Estimates of urban and rural populations, housing units, and characteristics reflect boundaries of urban areas defined based on 2020 Census data. As a result, data for urban and rural areas from the ACS do not necessarily reflect the results of ongoing urbanization.
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SELECTED HOUSING CHARACTERISTICS				
Bonner Springs city, Kansas				
Label	**2020 Estimate**	**2020 Percent**	**2025 Estimate**	**2025 Percent**
HOUSING OCCUPANCY				
Total housing units	3,159		2,755	
Occupied housing units	3,060	96.90%	2,707	98.30%
Vacant housing units	99	3.10%	48	1.70%
Homeowner vacancy rate	0	(X)	0	(X)
Rental vacancy rate	0	(X)	0	(X)
UNITS IN STRUCTURE				
Total housing units	3,159		2,755	
1-unit, detached	2,566	81.20%	2,151	78.10%
1-unit, attached	105	3.30%	170	6.20%
2 units	32	1.00%	55	2.00%
3 or 4 units	112	3.50%	50	1.80%
5 to 9 units	82	2.60%	111	4.00%
10 to 19 units	16	0.50%	41	1.50%
20 or more units	130	4.10%	106	3.80%
Mobile home	116	3.70%	71	2.60%
Boat, RV, van, etc.	0	0.00%	0	0.00%
YEAR STRUCTURE BUILT				
Total housing units	3,159		2,755	
Built 2014 or later	148	4.70%	121	4.40%
Built 2010 to 2013	95	3.00%	209	7.60%
Built 2000 to 2009	401	12.70%	298	10.80%
Built 1990 to 1999	202	6.40%	292	10.60%
Built 1980 to 1989	288	9.10%	307	11.10%
Built 1970 to 1979	615	19.50%	392	14.20%
Built 1960 to 1969	302	9.60%	208	7.50%
Built 1950 to 1959	490	15.50%	426	15.50%
Built 1940 to 1949	109	3.50%	124	4.50%
Built 1939 or earlier	509	16.10%	378	13.70%
ROOMS				
Total housing units	3,159		2,755	
1 room	27	0.90%	10	0.40%
2 rooms	70	2.20%	78	2.80%
3 rooms	80	2.50%	21	0.80%
4 rooms	369	11.70%	405	14.70%
5 rooms	766	24.20%	727	26.40%
6 rooms	731	23.10%	531	19.30%
7 rooms	521	16.50%	277	10.10%
8 rooms	226	7.20%	343	12.50%
9 rooms or more	369	11.70%	363	13.20%
Median rooms	5.9	(X)	5.8	(X)
BEDROOMS				
Total housing units	3,159		2,755	
No bedroom	36	1.10%	27	1.00%
1 bedroom	161	5.10%	127	4.60%
2 bedrooms	640	20.30%	597	21.70%
3 bedrooms	1,846	58.40%	1,424	51.70%
4 bedrooms	423	13.40%	458	16.60%
5 or more bedrooms	53	1.70%	122	4.40%

HOUSING TENURE				
Occupied housing units	3,060		2,707	
Owner-occupied	2,202	72.00%	1,997	73.80%
Renter-occupied	858	28.00%	710	26.20%
Average household size of owner-occupied unit	2.57	(X)	2.83	(X)
Average household size of renter-occupied unit	2.5	(X)	2.86	(X)
YEAR HOUSEHOLDER MOVED INTO UNIT				
Occupied housing units	3,060		2,707	
Moved in 2019 or later	125	4.10%	386	14.30%
Moved in 2015 to 2018	754	24.60%	467	17.30%
Moved in 2010 to 2014	518	16.90%	679	25.10%
Moved in 2000 to 2009	715	23.40%	348	12.90%
Moved in 1990 to 1999	243	7.90%	341	12.60%
Moved in 1989 and earlier	705	23.00%	486	18.00%
VEHICLES AVAILABLE				
Occupied housing units	3,060		2,707	
No vehicles available	144	4.70%	108	4.00%
1 vehicle available	773	25.30%	580	21.40%
2 vehicles available	1,349	44.10%	1,219	45.00%
3 or more vehicles available	794	25.90%	800	29.60%
HOUSE HEATING FUEL				
Occupied housing units	3,060		2,707	
Utility gas	2,587	84.50%	2,094	77.40%
Bottled, tank, or LP gas	16	0.50%	40	1.50%
Electricity	411	13.40%	542	20.00%
Fuel oil, kerosene, etc.	0	0.00%	0	0.00%
Coal or coke	0	0.00%	0	0.00%
Wood	19	0.60%	7	0.30%
Solar energy	0	0.00%	10	0.40%
Other fuel	0	0.00%	0	0.00%
No fuel used	27	0.90%	14	0.50%
SELECTED CHARACTERISTICS				
Occupied housing units	3,060		2,707	
Lacking complete plumbing facilities	23	0.80%	12	0.40%
Lacking complete kitchen facilities	10	0.30%	9	0.30%
No telephone service available	30	1.00%	12	0.40%
OCCUPANTS PER ROOM				
Occupied housing units	3,060		2,707	
1.00 or less	3,060	100.00%	2,608	96.30%
1.01 to 1.50	0	0.00%	89	3.30%
1.51 or more	0	0.00%	10	0.40%
VALUE				
Owner-occupied units	2,202		1,997	
Less than $50,000	85	3.90%	83	4.20%
$50,000 to $99,999	254	11.50%	118	5.90%
$100,000 to $149,999	461	20.90%	172	8.60%
$150,000 to $199,999	530	24.10%	401	20.10%
$200,000 to $299,999	733	33.30%	720	36.10%
$300,000 to $499,999	109	5.00%	349	17.50%
$500,000 to $999,999	19	0.90%	129	6.50%
$1,000,000 or more	11	0.50%	25	1.30%
Median (dollars)	179,000	(X)	223,800	(X)

MORTGAGE STATUS				
Owner-occupied units	2,202		1,997	
Housing units with a mortgage	1,381	62.70%	1,261	63.10%
Housing units without a mortgage	821	37.30%	736	36.90%
SELECTED MONTHLY OWNER COSTS (SMOC)				
Housing units with a mortgage	1,381		1,261	
Less than $500	0	0.00%	0	0.00%
$500 to $999	194	14.00%	28	2.20%
$1,000 to $1,499	501	36.30%	314	24.90%
$1,500 to $1,999	527	38.20%	421	33.40%
$2,000 to $2,499	114	8.30%	306	24.30%
$2,500 to $2,999	13	0.90%	140	11.10%
$3,000 or more	32	2.30%	52	4.10%
Median (dollars)	1,497	(X)	1,883	(X)
Housing units without a mortgage	821		736	
Less than $250	51	6.20%	29	3.90%
$250 to $399	151	18.40%	95	12.90%
$400 to $599	199	24.20%	111	15.10%
$600 to $799	322	39.20%	285	38.70%
$800 to $999	69	8.40%	124	16.80%
$1,000 or more	29	3.50%	92	12.50%
Median (dollars)	604	(X)	727	(X)
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	1,381	±249	(X)
Less than 20.0 percent	735	53.20%	±152	±11.3
20.0 to 24.9 percent	356	25.80%	±224	±13.3
25.0 to 29.9 percent	115	8.30%	±68	±5.0
30.0 to 34.9 percent	28	2.00%	±26	±1.9
35.0 percent or more	147	10.60%	±65	±5.1
Not computed	0	(X)	±15	(X)
Housing unit without a mortgage (excluding units where SMOCAPI cannot be computed)	810	810	±154	(X)
Less than 10.0 percent	232	28.60%	±84	±10.5
10.0 to 14.9 percent	305	37.70%	±112	±10.3
15.0 to 19.9 percent	68	8.40%	±40	±4.7
20.0 to 24.9 percent	85	10.50%	±64	±7.4
25.0 to 29.9 percent	29	3.60%	±27	±3.4
30.0 to 34.9 percent	21	2.60%	±25	±3.0
35.0 percent or more	70	8.60%	±47	±5.9
Not computed	11	(X)	±18	(X)

GROSS RENT				
Occupied units paying rent	803	803	±165	(X)
Less than $500	133	16.60%	±74	±8.8
$500 to $999	355	44.20%	±119	±13.4
$1,000 to $1,499	286	35.60%	±118	±12.1
$1,500 to $1,999	29	3.60%	±40	±4.9
$2,000 to $2,499	0	0.00%	±15	±3.4
$2,500 to $2,999	0	0.00%	±15	±3.4
$3,000 or more	0	0.00%	±15	±3.4
Median (dollars)	954	(X)	±43	(X)
No rent paid	55	(X)	±56	(X)
GROSS RENT AS A PERCENTAGE OF HOUSEHOLD INCOME (GRAPI)				
Occupied units paying rent (excluding units where GRAPI cannot be computed)	803	803	±165	(X)
Less than 15.0 percent	96	12.00%	±71	±8.5
15.0 to 19.9 percent	189	23.50%	±100	±11.3
20.0 to 24.9 percent	42	5.20%	±45	±5.7
25.0 to 29.9 percent	185	23.00%	±108	±12.3
30.0 to 34.9 percent	95	11.80%	±74	±9.0
35.0 percent or more	196	24.40%	±85	±9.7
Not computed	55	(X)	±56	(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.

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, Kansas				
Label	**Estimate**	**Margin of Error**	**Percent**	**Percent Margin of Error**
SEX AND AGE			7,735	(X)
Total population	7,735	±24	51.50%	±3.2
Male	3,984	±252	48.50%	±3.2
Female	3,751	±251	(X)	(X)
Sex ratio (males per 100 females)	106.2	±13.7	7.90%	±2.5
Under 5 years	610	±189	9.30%	±2.3
5 to 9 years	723	±180	8.40%	±2.2
10 to 14 years	647	±172	5.50%	±1.8
15 to 19 years	422	±141	3.80%	±1.2
20 to 24 years	293	±96	12.50%	±2.4
25 to 34 years	967	±184	11.70%	±1.7
35 to 44 years	904	±132	9.30%	±2.3
45 to 54 years	722	±175	9.60%	±2.6
55 to 59 years	745	±198	8.20%	±3.0
60 to 64 years	638	±230	9.10%	±2.8
65 to 74 years	703	±214	3.10%	±1.0
75 to 84 years	241	±78	1.60%	±0.7
85 years and over	120	±58	(X)	(X)
Median age (years)	37.2	±5.4	29.60%	±4.6
Under 18 years	2,291	±352	72.90%	±4.5
16 years and over	5,637	±349	70.40%	±4.6
18 years and over	5,444	±352	68.30%	±4.6
21 years and over	5,285	±357	17.20%	±3.4
62 years and over	1,331	±262	13.80%	±2.7
65 years and over	1,064	±211	5,444	(X)
18 years and over	5,444	±352	47.30%	±2.5
Male	2,575	±218	52.70%	±2.5
Female	2,869	±230	(X)	(X)
Sex ratio (males per 100 females)	89.8	±9.2	1,064	(X)
65 years and over	1,064	±211	49.20%	±6.1
Male	524	±138	50.80%	±6.1
Female	540	±106	(X)	(X)
Sex ratio (males per 100 females)	97	±23.4		
RACE			7,735	(X)
Total population	7,735	±24	92.90%	±4.2
One race	7,187	±324	7.10%	±4.2
Two or More Races	548	±322	92.90%	±4.2
One race	7,187	±324	76.90%	±7.1
White	5,947	±553	5.40%	±3.3
Black or African American	414	±255	0.40%	±0.5
American Indian and Alaska Native	33	±35	0.00%	±0.4
Aztec	0	±16	0.00%	±0.4
Blackfeet Tribe of the Blackfeet Indian Reservation of Montana	0	±16	0.00%	±0.4
Maya	0	±16	0.00%	±0.4

Native Village of Barrow Inupiat Traditional Government	0	±16	0.00%	±0.4
Navajo Nation	0	±16	0.00%	±0.4
Nome Eskimo Community	0	±16	0.40%	±0.5
Other American Indian and Alaska Native	33	±35	5.80%	±6.3
Asian	452	±489	1.20%	±1.6
Asian Indian	94	±127	0.00%	±0.4
Chinese	0	±16	0.00%	±0.4
Filipino	0	±16	0.00%	±0.4
Japanese	0	±16	0.00%	±0.4
Korean	0	±16	0.10%	±0.2
Vietnamese	8	±17	4.50%	±6.4
Other Asian	350	±497	0.00%	±0.4
Native Hawaiian and Other Pacific Islander	0	±16	0.00%	±0.4
Chamorro	0	±16	0.00%	±0.4
Native Hawaiian	0	±16	0.00%	±0.4
Samoan	0	±16	0.00%	±0.4
Other Native Hawaiian and Other Pacific Islander	0	±16	4.40%	±3.0
Some Other Race	341	±230	7.10%	±4.2
Two or More Races	548	±322	3.90%	±3.9
White and Black or African American	301	±301	0.50%	±0.5
White and American Indian and Alaska Native	40	±35	0.30%	±0.6
White and Asian	24	±48	2.40%	±1.1
White and Some Other Race	183	±86	0.00%	±0.4
Black or African American and American Indian and Alaska Native	0	±16	0.00%	±0.4
Black or African American and Some Other Race	0	±16		
Race alone or in combination with one or more other races			7,735	(X)
Total population	7,735	±24	84.00%	±6.3
White	6,495	±488	9.20%	±5.2
Black or African American	715	±400	0.90%	±0.7
American Indian and Alaska Native	73	±52	6.20%	±6.2
Asian	476	±480	0.00%	±0.4
Native Hawaiian and Other Pacific Islander	0	±16	6.80%	±3.0
Some Other Race	524	±235		
HISPANIC OR LATINO AND RACE			7,735	(X)
Total population	7,735	±24	8.90%	±2.9
Hispanic or Latino (of any race)	689	±227	7.00%	±2.8
Mexican	545	±219	1.40%	±1.5
Puerto Rican	107	±116	0.00%	±0.4
Cuban	0	±16	0.50%	±0.6
Other Hispanic or Latino	37	±45	91.10%	±2.9
Not Hispanic or Latino	7,046	±225	75.00%	±6.9

White alone	5,798	±535	4.20%	±2.9
Black or African American alone	324	±225	0.40%	±0.5
American Indian and Alaska Native alone	33	±35	5.80%	±6.3
Asian alone	452	±489	0.00%	±0.4
Native Hawaiian and Other Pacific Islander alone	0	±16	0.30%	±0.5
Some Other Race alone	22	±36	5.40%	±4.0
Two or More Races	417	±310	0.90%	±1.0
Two races including Some Other Race	68	±76	4.50%	±4.0
Two races excluding Some Other Race, and three or more races	349	±308	(X)	(X)
Total housing units	2,755	±202		
CITIZEN, VOTING AGE POPULATION			5,270	(X)
Citizen, 18 and over population	5,270	±435	46.80%	±2.7
Male	2,465	±259	53.20%	±2.7
Female	2,805	±258		

Although the American Community Survey (ACS) produces population, demographic and housing unit estimates, the decennial census is the official source of population totals for April 1st of each decennial year. In between censuses, the Census Bureau's Population Estimates Program produces and disseminates the official estimates of the population for the nation, states, counties, cities, and towns and estimates of housing units and the group quarters population for states and counties.

Information about the American Community Survey (ACS) can be found on the ACS website. Supporting documentation including code lists, subject definitions, data accuracy, and statistical testing, and a full list of ACS tables and table shells (without estimates) can be found on the Technical Documentation section of the ACS website.

Source: U.S. Census Bureau, 2019-2023 American Community Survey 5-Year Estimates

ACS data generally reflect the geographic boundaries of legal and statistical areas as of January 1 of the estimate year. For more information, see Geography Boundaries by Year.

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.

Users must consider potential differences in geographic boundaries, questionnaire content or coding, or other methodological issues when comparing ACS data from different years. Statistically significant differences shown in ACS Comparison Profiles, or in data users' own analysis, may be the result of these differences and thus might not necessarily reflect changes to the social, economic, housing, or demographic characteristics being compared. For more information, see Comparing ACS Data.

For more information on understanding Hispanic origin and race data, please see the America Counts: Stories Behind the Numbers article entitled, 2020 Census Illuminates Racial and Ethnic Composition of the Country, issued August 2021.

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.

Estimates of urban and rural populations, housing units, and characteristics reflect boundaries of urban areas defined based on 2020 Census 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. For a 5-year median estimate, the margin of error associated with a median was larger than the median itself.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.