

# Subdivision Activity

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## 2008 Subdivision Highlights

1. Approximately 82 subdivision plats were recorded last year with the Sedgwick County Register of Deeds. Of these, 65 plats (79 percent) were located in Wichita or the unincorporated portions of Sedgwick County and the remaining 17 plats (21 percent) were in the County's small cities.
2. Of the residential lots created by platting in Sedgwick County in 2008, 35 percent were located in Wichita or in its 2030 Urban Growth Area, as identified by the Comprehensive Plan. This is down 27 percent from 2007.
3. Last year 1,588 new residential lots were platted or split. On these lots, there is the potential to build 1,745 residential units across the county. The number of lots is down 53 percent and potential units are also down 56 percent from 2007.
4. The city of Bel Aire recorded the greatest share of platting activity in 2008 with 32 percent of all potential dwelling units in the county. This was followed by the Southeast Wichita with 18 percent and Maize with 17 percent.
5. A total of 999 residential lots were platted in USD 259, Wichita, with the potential for 999 dwelling units in 2008. USD 385, Andover, had the second largest number of potential dwelling units with 474 units on 474 lots. USD 266, Maize, platted 231 lots with 323 potential residential units.
6. Commercial/office platting and lot split activity in Sedgwick County accounted for 182 new lots, and industrial platting accounted for 58 new lots. These figures are up 15 percent and down 41 percent respectively from 2007.
7. Derby saw the greatest amount of non-residential subdivision activity with 51 commercial/office lots and no industrial lots. This was followed by Northeast Wichita with 40 commercial/office lots and 6 industrial lots.

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## WHY SUBDIVISION ACTIVITY IS IMPORTANT FOR TRANSPORTATION PLANNING

Subdivision activity represents areas of future impact on the transportation system. Depending on the size of a residential subdivision, build out will typically occur within one to ten years. Larger subdivisions will typically be carried out in phases. Commercial subdivision activity will typically be carried out in one to five years, but commercial subdivision will typically follow residential activity with a five-year lag after residential construction occurs. Therefore, commercial subdivisions often represents a new level of intensification for the transportation system in a given area.

Because subdivision activity has a time lag into the future, it can be a better gage of the geographic areas and direction of future development for trend analysis than building permits by themselves.

## PLATTING AND LOT SPLITS

Approximately 92 subdivision plats were recorded in Sedgwick County and Andover during 2008. This is 16 percent fewer than the 109 new plats recorded in 2007. Of this overall total, 65 plats (71 percent) were located in Wichita or the unincorporated portions of Sedgwick County and 17 plats (18 percent) were located in the county's small cities. Andover recorded 10 plats (11 percent) during 2008. Also, of the 2008 total, approximately 25 (27 percent) were replats.

Lot splits, a division of one subdivided lot into 2 to 4 developable lots, produced about 18 residential lots, 34 commercial lots, and 24 industrial lots across Sedgwick County and in Andover.

**Figures 5 and 6** illustrate the residential and commercial subdivision activity recorded by the Butler County and Sedgwick County Register of Deeds Offices during 2008. They also show the

extent of subdivision activity during the previous five years (2003-2007).

Last year there were 2,045 residential lots platted or split, with the potential for a total of 2,202 residential units distributed across Sedgwick County and in Andover. Commercial/office platting and lot split activity in Sedgwick County and Andover accounted for 187 new lots, and new industrial lots numbered 59 in 2008.

Platting totals for Wichita and the unincorporated areas of Sedgwick County were determined by aggregating data from the Metropolitan Area Planning Department's Recorded Plat Reports. Platting activity for each of the county's small cities was provided by a building permit and platting activity survey conducted by MAPD.

## Subdivision Activity by Comprehensive Plan Growth Areas








Statistics have been compiled according to the Wichita and Small Cities 2030 Urban Growth Areas contained in the 2005 Update of the Wichita – Sedgwick County Comprehensive Plan shown in **Figure 7**.

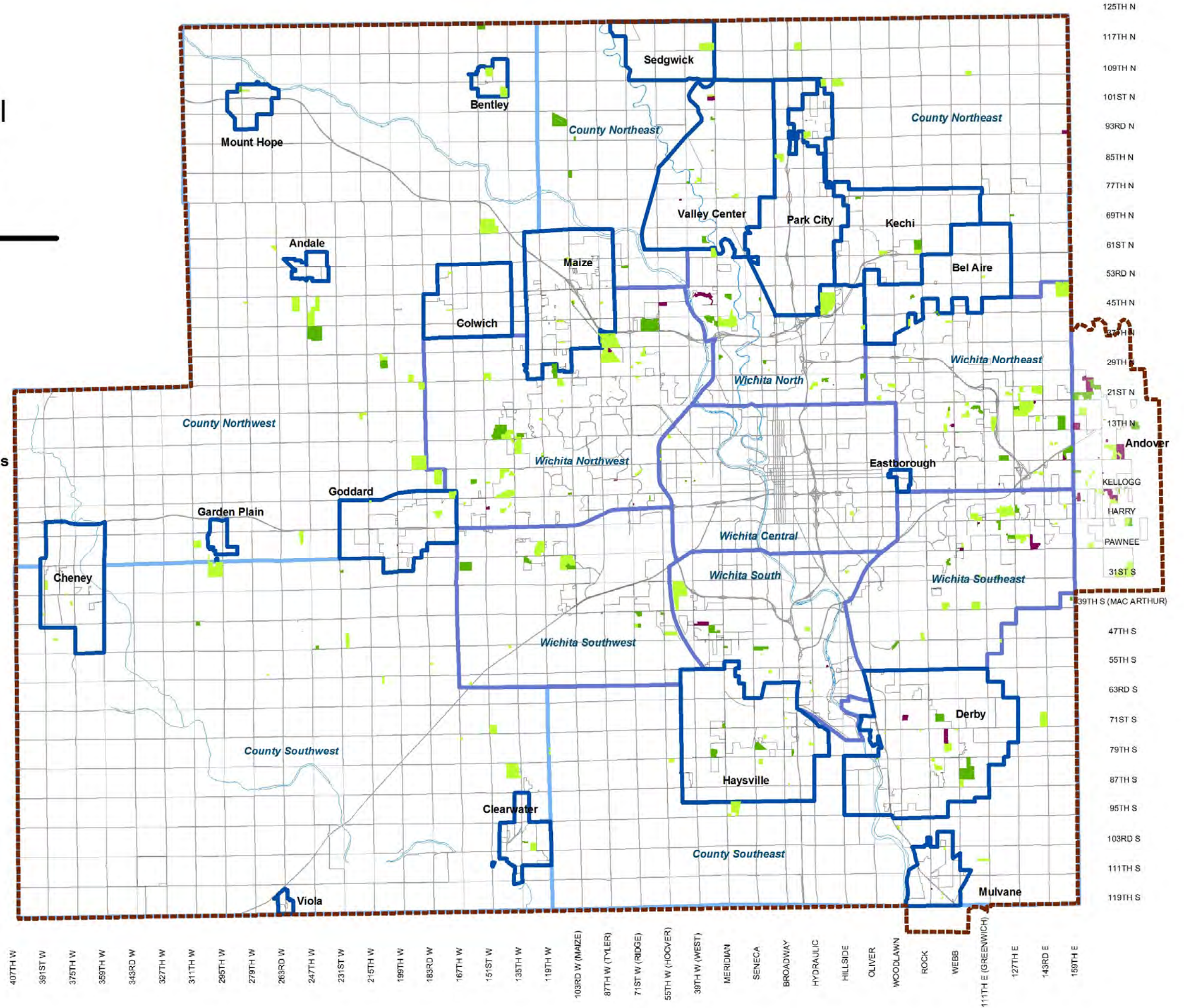
In addition, the rural sections of Sedgwick County outside of the 2030 Urban Growth Areas have been divided into four sub-areas, and Wichita, within its 2030 Urban Growth Area, has been divided into seven sub-areas. These are shown in Figures 5 and 6.

The Wichita and Small Cities 2030 Urban Growth Areas Map was created as a tool to provide a sense of expected directions for future urban and suburban development in the county. The map is based on the direction of growth due to market conditions, the availability of public services/facilities, the cost of providing public infrastructure in the future, and other issues identified in the Wichita-Sedgwick County Comprehensive Plan and the comprehensive plans of individual small cities. It is also important to note that the 2030 urban growth areas depicted are not

**FIGURE 5**

**2003 - 2008 Residential Subdivision Activity in the WAMPO Region**

-  WAMPO Boundary
- 6 Year Subdivision Activity**
-  2003; 2004; 2005
-  2006; 2007
-  2008
-  Small City 2030 Urban Growth Areas
-  Wichita 2030 Urban Growth Sub-Areas
-  County Sub-areas



**FIGURE 6**

**2003- 2008 Commercial Subdivision Activity in the WAMPO Region**

-  WAMPO Boundary
- 6 Year Subdivision Activity**
-  2003; 2004; 2005
-  2006; 2007
-  2008
-  Small City 2030 Urban Growth Areas
-  Wichita 2030 Urban Growth Sub-Areas
-  County Sub-areas

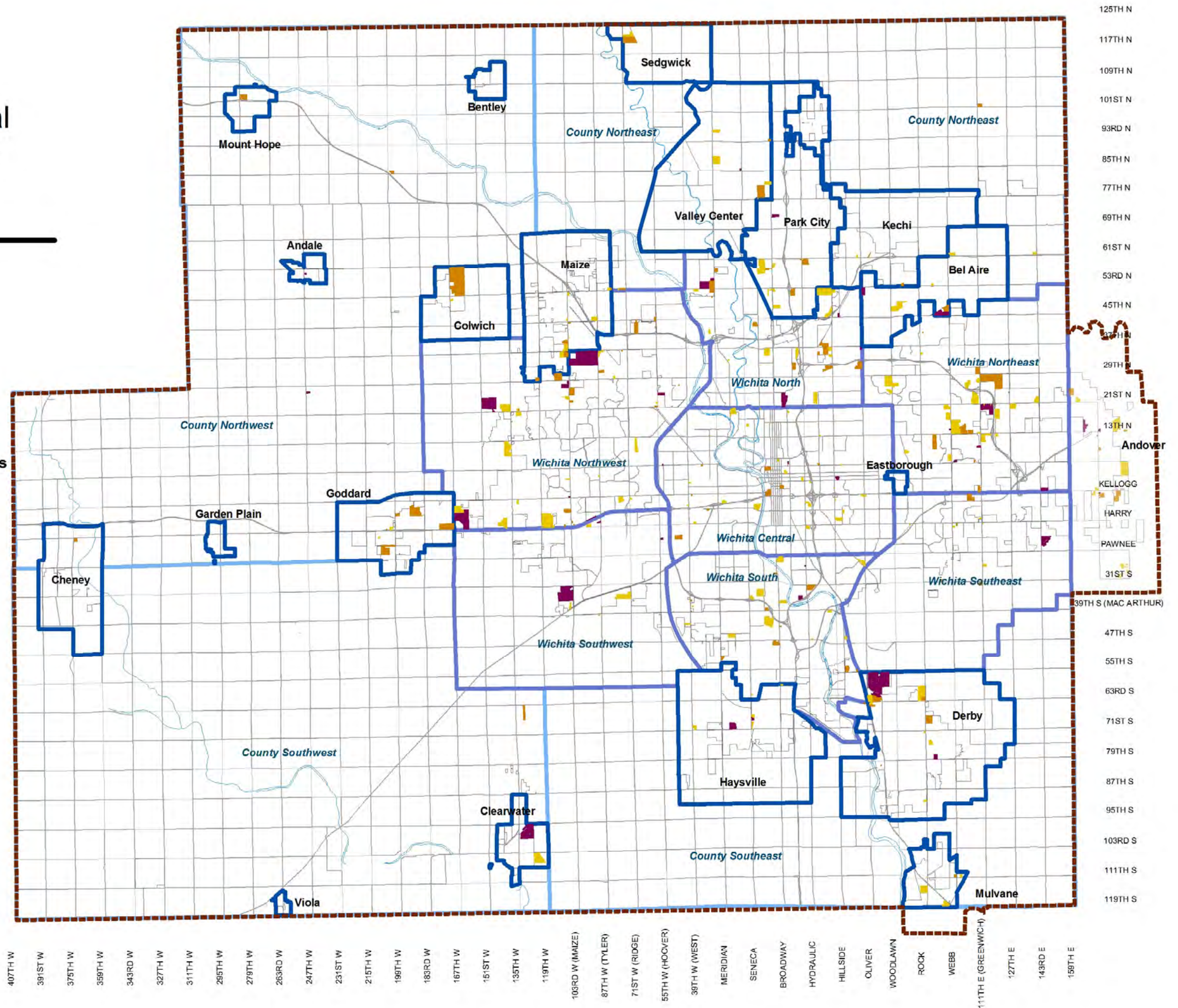
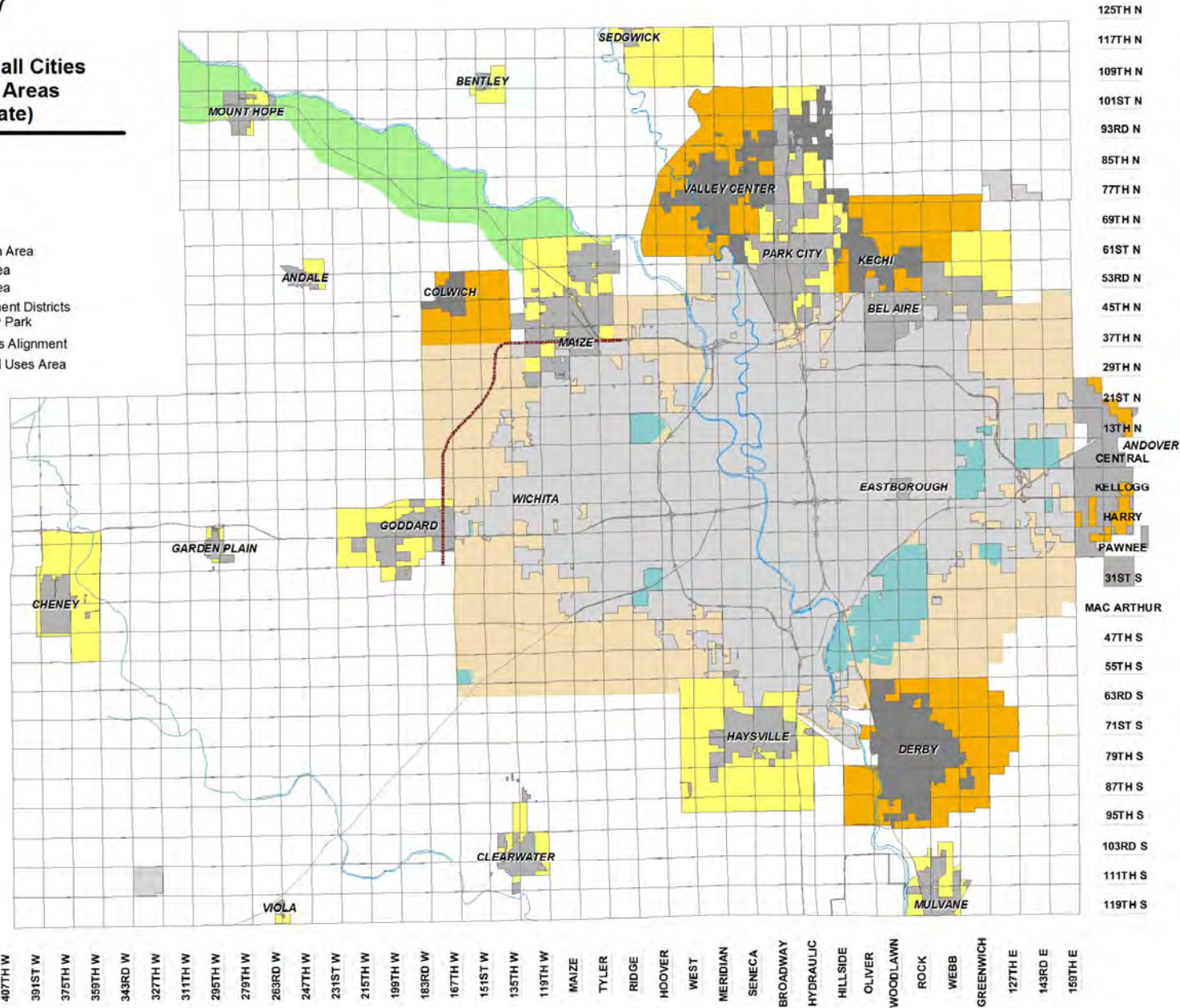


Figure 7

## Wichita and Small Cities 2030 Growth Areas (2005 Update)

- Wichita
- Small Cities
- Small Cities
- Rural Areas
- Wichita Urban Growth Area
- Small City Growth Area
- Small City Growth Area
- Industrial & Improvement Districts and Sedgwick County Park
- Proposed NW Bypass Alignment
- K-96 Corridor Special Uses Area



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prescriptive or binding in nature. They serve only as a reasonable indication as to where the future efficient extension of public municipal services and corporate limits could occur by the year 2030. The 2030 Urban Growth Area Map identifies several key county areas of development:

**Small City 2030 Urban Growth Area:** The designated small cities' urban growth areas are generally located adjacent to their existing municipal boundaries, and indicates the reasonable direction and magnitude of growth these communities can expect to experience out to the year 2030. Determination of growth direction and amount is based upon municipal political considerations, anticipated municipal population growth, efficient patterns of municipal growth, current infrastructure limitations, cost-effective delivery of future municipal services and environmental factors.

**Wichita 2030 Urban Growth Area:** This category identifies Wichita's urban fringe areas that are presently undeveloped but have the potential to be developed by the year 2030, based upon Wichita population growth projections and current market trends. This is the area in which City expansion and extension of municipal services and infrastructure should be focused during the period from 2005 to 2030. Determination of growth direction and amount is based upon municipal political considerations, anticipated municipal population growth, efficient patterns of municipal growth, current infrastructure limitations, cost-effective delivery of future municipal services and environmental factors.

**Rural Functional Land Use Category:** This category encompasses land outside the 2030 urban growth areas for Wichita and the small cities. This category is intended to accommodate agricultural uses, rural based uses that are no more offensive than those agricultural uses commonly found in Sedgwick County, and predominately larger lot residential exurban subdivisions (normally with lot sizes of 2 acres or more) with provisions for individual, or community water and sewer services.

**K-96 Special Uses Corridor:** This category encompasses areas of land identified in the K-96 Corridor Economic Development Plan completed by Sedgwick County in 2005, that require special land use controls in order to ensure appropriate patterns of commercial redevelopment within the K-96 corridor over the next 25 years. The K-96 Corridor Economic Development Plan should be consulted for more specific future land use direction.

# Subdivision Activity

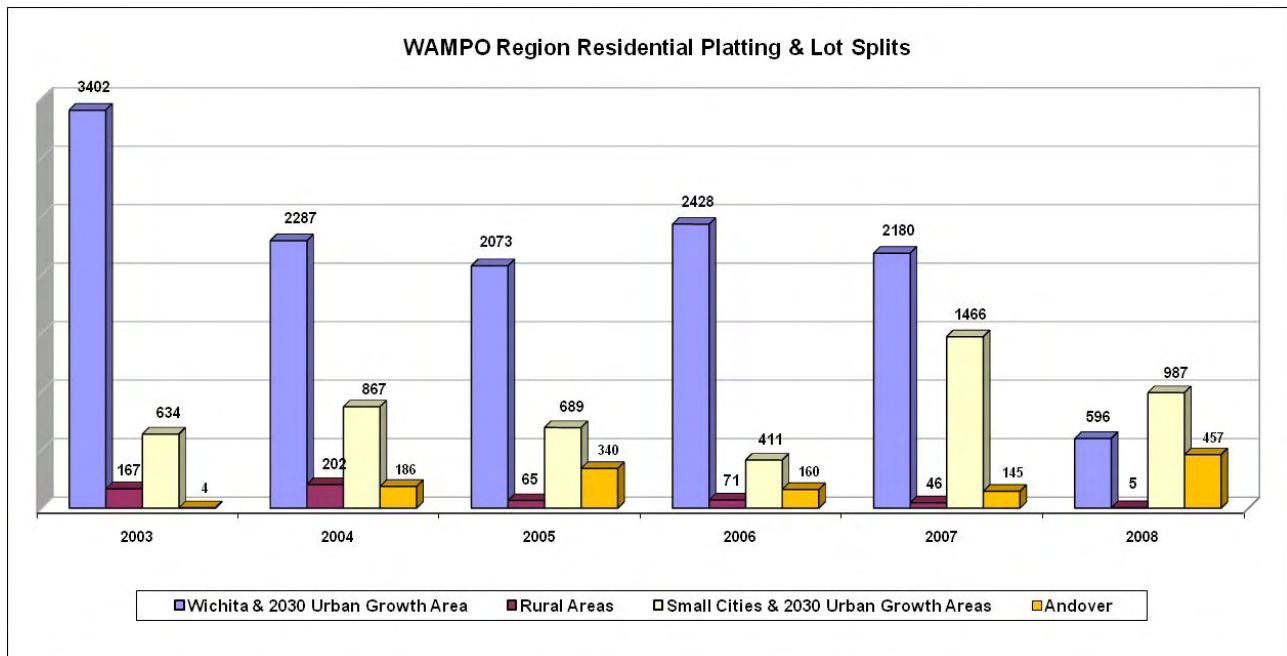
Tables 4 lists the number of residential lots platted or split in 2008 by growth area along with averages for the years 2003 through 2007.

Figure 8 illustrates the trend for the individual years used in the five-year averages along with the 2008 totals.

Table 4

WAMPO Region Residential Platting and Lot Split Activity (*May not include all Wichita Multi-Family Residential Unit Counts)						
Growth Areas	2008 Residential Lots Platted	2008 Potential Residential Units	2008 Percent of Total Dwelling Units	2003-2007 Average Residential Lots Platted	2003-2007 Average Potential Residential Units	2003-2007 Percent of Total Dwelling Units
<b>City of Wichita &amp; 2030 Urban Growth Area</b> (Sub-areas)						
Wichita Central	5	17	0.8%	25	49	1.3%
Wichita Northeast	107	107	4.9%	444	553	14.2%
Wichita North	114	114	5.2%	253	297	7.6%
Wichita Northwest	54	54	2.5%	854	899	23.1%
Wichita Southeast	311	311	14.1%	309	328	8.4%
Wichita South	5	5	0.2%	251	258	6.6%
Wichita Southwest	0	0	0.0%	338	338	8.7%
<b>Wichita 2030 Urban Growth Area Subtotal</b>	<b>596</b>	<b>608</b>	<b>27.6%</b>	<b>2474</b>	<b>2722</b>	<b>70.0%</b>
<b>Rural Areas</b> (Includes County Northeast, Southeast, Northwest and Southwest sub-areas)	<b>5</b>	<b>5</b>	<b>0.2%</b>	<b>110</b>	<b>110</b>	<b>2.8%</b>
<b>Small City &amp; 2030 Urban Growth Areas</b>						
Andale	0	0	0.0%	0	0	0.0%
Bel Aire	559	557	25.3%	1	5	0.1%
Bentley	0	0	0.0%	32	32	0.8%
Cheney	0	0	0.0%	23	36	0.9%
Clearwater	0	0	0.0%	26	26	0.7%
Colwich	0	0	0.0%	3	6	0.1%
Derby	224	279	12.7%	154	168	4.3%
Eastborough	0	0	0.0%	0	0	0.0%
Garden Plain	0	0	0.0%	0	0	0.0%
Goddard	1	1	0.0%	59	62	1.6%
Haysville	0	0	0.0%	17	37	0.9%
Kechi	0	0	0.0%	38	38	1.0%
Maize	200	292	13.3%	231	251	6.5%
Mount Hope	0	0	0.0%	11	11	0.3%
Mulvane	0	0	0.0%	3	4	0.1%
Park City	0	0	0.0%	202	202	5.2%
Sedgwick	0	0	0.0%	3	3	0.1%
Valley Center	3	3	0.1%	11	11	0.3%
Viola	0	0	0.0%	0	0	0.0%
<b>Small Cities &amp; 2030 Urban Growth Areas Subtotal</b>	<b>987</b>	<b>1132</b>	<b>51.4%</b>	<b>813</b>	<b>891</b>	<b>22.9%</b>
<b>Sedgwick Co. Total</b>	<b>1588</b>	<b>1745</b>	<b>79%</b>	<b>3398</b>	<b>3723</b>	<b>96%</b>
Andover	457	457	20.8%	164	167	4.3%
<b>WAMPO Region Total</b>	<b>2045</b>	<b>2202</b>	<b>100.0%</b>	<b>3561</b>	<b>3890</b>	<b>100.0%</b>

Figure 8



# Subdivision Activity

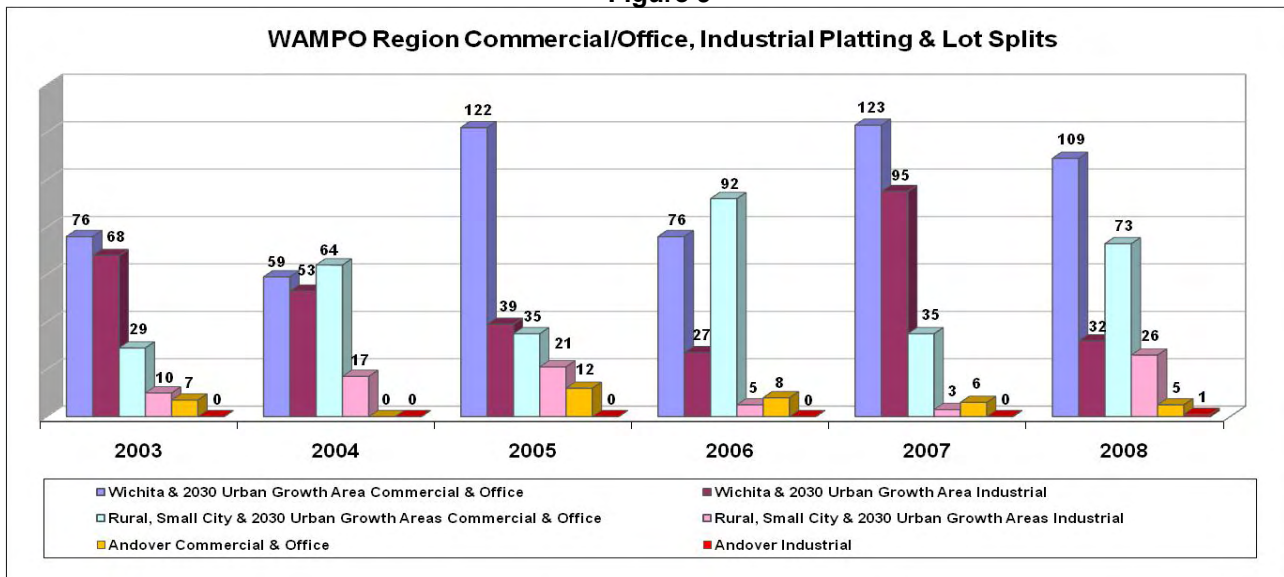
Table 5 gives commercial/office and industrial subdivision and lot split activity for 2008 along with averages for the years 2003 through 2007.

Figure 9 illustrates the trend for the individual years 2003 through 2008 for commercial/office and industrial activity.

Table 5

WAMPO Region Commercial/Office and Industrial Platting and Lot Split Activity by Comprehensive Plan 2030 Urban Growth Area				
Growth Areas	2008 Commercial & Office Lots	2008 Industrial Lots	2003-2007 Average Commercial & Office Lots	2003-2007 Average Industrial Lots
<b>City of Wichita &amp; 2030 Urban Growth Area</b>				
(Sub-areas)				
Wichita Central	7	2	10	10
Wichita Northeast	40	6	31	26
Wichita North	16	4	8	5
Wichita Northwest	28	8	25	8
Wichita Southeast	14	0	7	1
Wichita South	4	1	8	4
Wichita Southwest	0	11	2	3
<b>Wichita 2030 Urban Growth Area Subtotal</b>	<b>109</b>	<b>32</b>	<b>91</b>	<b>56</b>
<b>Rural Areas</b>				
(Includes County Northeast, Southeast, Northwest and Southwest sub-areas)	0	0	4	0
<b>Small City &amp; 2030 Urban Growth Areas</b>				
Andale	5	0	0	0
Bel Aire	12	0	1	0
Bentley	0	0	0	0
Cheney	0	0	0	0
Clearwater	0	0	0	0
Colwich	0	0	0	0
Derby	51	0	15	0
Eastborough	0	0	0	0
Garden Plain	0	0	0	0
Goddard	0	0	1	0
Haysville	0	0	2	0
Kechi	0	0	4	0
Maize	0	0	14	0
Mount Hope	0	0	2	0
Mulvane	0	0	1	0
Park City	4	26	6	7
Sedgwick	0	0	0	0
Valley Center	1	0	0	2
Viola	0	0	0	0
<b>Small Cities &amp; 2030 Urban Growth Areas Subtotal</b>	<b>73</b>	<b>26</b>	<b>47</b>	<b>11</b>
<b>Sedgwick Co. Total</b>	<b>182</b>	<b>58</b>	<b>142</b>	<b>68</b>
Andover	5	1	7	0
<b>WAMPO Region Total</b>	<b>187</b>	<b>59</b>	<b>149</b>	<b>68</b>

Figure 9



# Subdivision Activity

For the year 2008, residential subdivision activity within Sedgwick County saw a 53 percent decrease in lots created compared to the five-year average and a 57 percent decrease from 2007. Residential lots in rural Sedgwick County fell 89 percent from 2007 totals and fell 95 percent from the five-year average. Andover saw a 279% increase over its five-year average of residential lots.

Meanwhile, the number of commercial/office lots created in Sedgwick County saw an increase of 28 percent compared to the five-year average, and industrial lots created saw a 15 percent decrease from the five-year average. The number of lots created for commercial/office increased 15 percent and industrial lots decreased 41 percent from 2007 activity levels. Andover's overall commercial subdivision activity was nearly even with its five-year average.

## Platting by School District

For school districts, an important indicator of potential new students is the amount of residential development activity occurring within school district boundaries. While construction may not occur immediately after a subdivision is approved, platting activity levels are good indicators where new construction may occur in the future. Barring other local factors that influence school attendance, area school districts may generally expect enrollment trends to be impacted by the level of residential platting and building permit activity within their district.

**Table 6** shows residential platting activity in school districts serving Sedgwick County and Andover in 2008. Residential subdivision activity in the Wichita School District accounted for 45 percent of 2008 potential dwelling units. The Andover district accounted for 22 percent, and the Maize district accounted for another 15 percent.

Table 6

Residential Platting and Lot Split Activity by School District (*May not include all Wichita Multi-Family Residential Unit Counts)							
School District	Primary City	2008 Residential Lots Platted	2008 Potential Residential Units	2008 Percent of Total Dwelling Units	2003-2007 Average Residential Lots Platted	2003-2007 Average Potential Residential Units	2003-2007 Percent of Total Dwelling Units
USD 206	Whitewater	4	4	0.2%	1	1	0.0%
USD 259	Wichita	989	999	45.4%	911	1121	28.8%
USD 260	Derby	224	279	12.7%	273	282	7.2%
USD 261	Haysville	0	0	0.0%	137	184	4.7%
USD 262	Valley Center	99	99	4.5%	97	148	3.8%
USD 263	Mulvane	0	0	0.0%	3	6	0.1%
USD 264	Clearwater	0	0	0.0%	52	6	0.2%
USD 265	Goddard	22	22	1.0%	551	487	12.5%
USD 266	Maize	231	323	14.7%	844	878	22.5%
USD 267	Colwich	1	1	0.0%	94	112	2.9%
USD 268	Cheney	0	0	0.0%	23	36	0.9%
USD 312	Haven	0	0	0.0%	11	11	0.3%
USD 331	Kingman	0	0	0.0%	0	0	0.0%
USD 356	Conway Springs	0	0	0.0%	0	1	0.0%
USD 369	Burton	0	0	0.0%	0	0	0.0%
USD 375	Towanda	1	1	0.0%	9	11	0.3%
USD 385	Andover*	474	474	21.5%	511	542	13.9%
USD 394	Rose Hill	0	0	0.0%	2	2	0.1%
USD 439	Sedgwick	0	0	0.0%	3	8	0.2%
USD 440	Bentley	0	0	0.0%	37	59	1.5%
<b>TOTAL</b>		<b>2,045</b>	<b>2,202</b>	<b>100.0%</b>	<b>3561</b>	<b>3893</b>	<b>100.0%</b>

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## SUBDIVISION ACTIVITY IMPACTS ON TRANSPORTATION

An analysis of residential and commercial platting activity over the last six years was done in computer mapping software. Individual new lots were plotted and the number of those lots most proximate to major road segments was calculated. This was done separately for residential and then commercial subdivision activity from 2003 through 2008. The result can be seen in **Figure 10**.

The highest levels of activity occurred along the North Tyler Road corridor between 29th Street North and 53rd Street North with 45th Street North receiving some additional focus off of this corridor as well. Subdivision activity in this corridor was predominantly residential with approximately 940 residential lots and about 25 commercial lots.

Another area receiving a high amount of activity was 135th Street West and 13th Street North. Platting activity consisted of about 900 residential lots and 55 commercial lots.

The 37th Street North corridor from Hoover Road and on past Maize Road saw persistent subdivision activity with about 725 residential lots and approximately 20 commercial lots. And, the 127th Street East corridor south of Kellogg/US-54 saw about 600 residential lots platted.




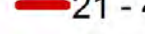

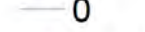

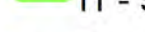



Two other areas that received a greater mixture of residential and commercial activity were 127th Street East and 29th Street North with approximately 280 residential lots and 50 commercial lots, and 143rd Street East and Pawnee Avenue with about 140 residential lots and 45 commercial lots.

The area around West Kellogg/US-54 and 135th Street West saw a high level of commercial platting activity over the last six years with nearly 100 commercial lots.

In the Andover portion of the WAMPO region the area of Andover Road and 21st Street North saw about 425 residential lots plus about 5 commercial lots.

**FIGURE 10**

**2003- 2008 Commercial and Residential Subdivision Activity and Major Road Impacts**

-  WAMPO Boundary
- Number of Commercial Lots
-  0 - 5
-  6 - 20
-  21 - 40
-  41 - 71
- Number of Residential Lots
-  0
-  1 - 10
-  11 - 50
-  51 - 100
-  101 - 150
-  151 - 255

