

Change #1  
Page 21 Edit

Nodal Development

This alternative was the preferred alternative that emerged from the charrette. This alternative creates nodes of development with mixed-use centers in growth areas to the northwest and south. It prohibits 5-acre residential development in agricultural land. To make the northwest corner attractive for residential development, the existing but unused industrial park is removed. Additional land is zoned for industrial uses on the east edge of the city to create a net increase of industrial land.

Edit to read,  
Nodal Development

This alternative was the preferred alternative that emerged from the charrette. This alternative creates nodes of development with mixed-use centers in growth areas to the northwest and south. To make the northwest corner attractive for residential development. Additional land is zoned for industrial uses on the east edge of the city to create a net increase of industrial land.

Edit map on pg. 21 to reflect changes.

Change #2  
Page 25 Edit

RURAL CHARACTER

Agricultural and rural land outside of city and town limits, including natural landscapes, agricultural uses, and recreation areas. Desired characteristics include a majority of undeveloped land, close proximity to natural resources, natural vegetation, productive farming and agriculture, livestock, ditches and lagoons, no light pollution, larger lot sizes, mix of affordable and high-end larger homes, consistent fencing, a mix of gravel roads and paved roads, informal intersections, no curb and gutter, and small distribution centers.

Edit to read,  
RURAL CHARACTER

Agricultural and rural land outside the city and town limits, including natural landscapes, agricultural uses, Compatible and or supportive uses, and recreational uses. Desired characteristics include a majority of productive agricultural uses with rural residential living as well as other compatible and or supportive uses.

Change #3  
Page 25 Edit

**SMALL TOWN CHARACTER**

Incorporated towns smaller than 1,000 people with clustered development around a small, central core. Desired characteristics include a Historic Center, a town square that is often a park, a traditional grid with single-family housing on medium to large lots, front porches, businesses grouped together on a main street, basic amenities (bank, post office, bar and/or diner) are connected by sidewalks, a community center, a city hall, a school, a gateway which identifies the beginning or entry to the town, appropriate street lighting, on-street parking and street trees, urban agriculture: backyard gardens, ball fields, and parks.

Edit to read,

**SMALL TOWN CHARACTER**

Incorporated towns smaller than 1,000 people with clustered development around a small, central core. Characteristics may include a Historic Center, a traditional grid with single-family housing on medium to large lots, businesses grouped together on a main street, basic amenities (bank, post office, bar and/or diner), a community center, a city hall, on-street parking and street trees, ball fields, and parks.

Change #4  
Page 50 Edit

Objective 3. Limit future residential development outside of city limits to homesteads of no more than one homestead per 40 acres (existing plots will be unaffected)

Edit to read,

Objective 3. Encourage future residential development outside of city limits to homesteads of no more than 16 homes per square mile. (existing plots will be unaffected)

Change #5  
Page 51 Edit

Next steps.

2. Develop and adopt Building Codes for non-agricultural construction outside of city limits

Edit to read,

Next Steps.

2. Explore the future need to develop and adopt Building Codes for non-agricultural construction outside of city limits.

Change #6  
Page 52 Edit

Planning Patterns.

1. Corridor-Focused Development

Development in Lyon County should be focused primarily along transportation corridors and connected to existing cities. Residential development should be limited to within municipal boundaries to encourage the preservation of agricultural landscapes. Agricultural landscapes will be further protected from sprawl by requiring appropriate infrastructure that focuses on creating strategic utilities connections.

Edit to read,

1. Corridor-Focused Development

Development in Lyon County should be focused primarily along transportation corridors and connected to existing cities.

Change #7  
Page 52 Deletion

Planning Patterns,

Remove Greenway Setbacks

Change #8  
Page 58 Edit

Linking parks to people

1. Provide beautiful parks within a five minute walk of all residents
2. Provide residents with a multi-purpose trail system that uses riparian corridors and road right-of-ways to link parks, open spaces, and cities within the county
3. Incorporate and promote natural features such as floodplains, wetlands, and woodlands as passive recreation areas
4. Create a town square or downtown park to serve the downtown and surrounding neighborhood

Edit to read,

Linking parks to people

1. Provide beautiful city parks within a five-minute walk of all city residents
2. Provide residents with a multi-purpose trail system that uses road right-of-way to link parks, and open spaces.
3. Remove.
4. Create a town square or downtown park to serve the downtown and surrounding neighborhood

Change #9  
Page 62 Deletion

Trail Network

Remove, RIPARIAN TRAIL CORRIDOR description and Riparian Corridor from table.

Change #10  
Page 63 Edit map.

Remove all indications of riparian trails

Change #11  
Page 64 Title Edit

Flooding and Safety on Lyon County Trails

Flooding and Safety on City Trails

Change #12  
Page 83 Edit

14. Riverfront Bike Paths

Riverfront bike paths are shared with pedestrian traffic. They should be placed along river corridors in both the County and the City. Bikeways will be paved where possible and 10’ wide along major parks or higher-use areas.

Edit to read,

14. Riverfront Bike Paths

Riverfront bike paths are shared with pedestrian traffic. They should be placed along river corridors in the City. Bikeways will be paved where possible and 10’ wide along major parks or higher-use areas.

Change #13  
Page 153 Table Edit

Consistency in the form of the built environment  
last box (Key Characteristics) Cannot be developed other than one single-family dwelling and buildings necessary for farming activities such as a barn or stable.

Edit last box (Key Characteristics) to read,

Consistency in the form of the built environment

Provides for productive agricultural uses with rural residential living as well as other compatible and or supportive uses.

Change #14  
Page 156 edit

Lyon County regulating plan map.

The Lyon County Regulating Plan shows almost all areas as agricultural land with allowable uses consistent with the needs of farmers and ranchers. In order to better preserve agricultural land and the associated agricultural uses, the minimum parcel size for agricultural is 40 acres. However, in order to meet the demand for some rural residential, the regulating plan shows the ability to develop Country Homes along designated corridors and in clusters so that roads and other infrastructure can be easily maintained. Conditional uses outside of these parameters should be limited.

Edit to read,

Lyon County regulating plan map.

The Lyon County Regulating Plan shows almost all areas as agricultural land with allowable uses that are compatible and or supportive of the Parcel type. Included in the compatible uses is the ability to engage in numerous home based businesses, as well as the ability to establish single family residences on lots of 5 acres or more. Encourage residential development for multiple homes along designated corridors and in clusters so that roads and other infrastructure can be easily maintained. Conditional uses outside of these parameters may be granted.

Change #15  
Page 158 and 159 Edit

Planning Patterns Matrix

All of the following items are marked for City, Small Town, and Rural

GREENWAY SETBACKS-Establish greenway setbacks to support native ecology and protect farmlands.

RIVERFRONT BIKE PATHS-Where appropriate and feasible, put bike paths along river corridors.

UNDERGROUND UTILITIES-Place utilities underground to reduce visual clutter and increase resiliency during natural disasters.

COMFORTABLE FRONT PORCHES-Encourage elevated, 6' deep by 8' wide porches in the front of the house.

Edit to read,

GREENWAY SETBACKS-remove Rural bullet point.

RIVERFRONT BIKE PATHS- remove Rural bullet point.

UNDERGROUND UTILITIES- Place development utilities underground, where appropriate and feasible, to reduce visual clutter and increase resiliency during natural disasters.

COMFORTABLE FRONT PORCHES- remove Rural bullet point.

Change #16a  
Page 164 Edit

Lyon County Implementation Plan, Item 3 under Short-term Preserving Agricultural Land

Adopt basic Building Codes for nonagricultural construction outside of city limits

Homes and other buildings on rural land should meet basic standards, starting with the International Building Code (IBC) and developing any additional, specific codes as necessary. Phase (Years) 1-5

Edit to read,  
Explore basic Building Codes for nonagricultural construction outside of city limits

Nonagricultural buildings on rural land should meet basic standards, starting with the International Building Code (IBC) and developing any additional, specific codes as necessary. Phase (Years) 6-10

Change #16b  
Page 164 Edit

Lyon County Implementation Plan, Item 1 under Short-term Linking Parks to People

Create trail head areas and signage along the Flint Hills Nature Trail

Edit to read,  
Support the creation of trail head areas and signage along the Flint Hills Nature Trail

Change #16c  
Page 164 Edit

Lyon County Implementation Plan, Item 2 under Short-term Supporting Infill Development

Promote Housing Infill

All rural residential to locate only within designated areas along corridors or adjacent to existing clusters of 20 or more residences, provided lots are served by adequate utilities and street improvements.

Edit to read,  
Encourage rural residential developments to locate within designated areas along corridors or adjacent to existing clusters of 20 or more residences, provided lots are served by adequate utilities and street improvements.

Change #16d  
Page 165 Deletion

Lyon County Implementation Plan  
Item 1 under Long-term Linking Parks to People

Remove.