



**City of  
Overbrook, Kansas  
2031 Comprehensive Plan**



# City of Overbrook

## Mayor

Don Schultz

## City Council

Council President: Jim Gates

Council Member: Joanne Allen

Council Member: Rebecca Quigley

Council Member: Carol Baughman

Council Member: Jon Brady

## Planning Commission

Position 1 Robert Bostrom

Position 2 Skip Hull

Position 3 Jason Hielscher

Position 4 Tom Wurdeman

Position 5 Sheila Dale, Board Chair

## City Clerk

Jim Koger



**Ordinance No. \_\_\_\_\_**

**AN ORDINANCE ENACTED APPROVING AND INCORPORATING BY REFERENCE THE 2031 OVERBROOK COMPREHENSIVE PLAN RELATING TO THE DEVELOPMENT OF THE CITY IN AN ORDERLY , EFFICIENT PATTERN AND PROVIDING FOR BASIC COMMUNITY SERVICES AND PUBLISHED IN BOOK FORM BY THE OVERBROOK CITY PLANNING COMMISSION.**

**NOW, THEREFORE, BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF OVERBROOK, KANSAS.**

Section 1: Adoption: The Overbrook 2031 Comprehensive Plan is hereby approved and adopted by the Governing Body of the City of Overbrook, Kansas.

Section 2: Public Hearing: The public Hearing required by Kansas law was duly held on the \_\_\_\_day of \_\_\_\_\_, by the Overbrook Planning Commission a full and complete discussion of said Comprehensive Plan was held at said meeting and that the Comprehensive Plan was amended by the Governing Body.

Section 3: Official Copies: Not less than three (3) copies of the Overbrook Comprehensive Plan, in book form, shall be filed with the City Clerk to be open for inspection and available to the public at reasonable business hours.

Section 4: Repeal: All other ordinances or parts of ordinances in conflict with this Ordinance are hereby repealed.

Section 5: Effective Date: This Ordinance shall be in full force and effective from and after its publication in the official city newspaper.

PASSED by the Governing Body of the City of Overbrook, Kansas and

APPROVED BY the Mayor this \_\_\_\_ day of \_\_\_\_\_, 2011.

\_\_\_\_\_  
Don Schultz, Mayor

\_\_\_\_\_  
Attest: Jim Koger, City Clerk



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## Section 1. Comprehensive Plan User's Guide

Section 1 of this plan is a user's guide to assist citizens in getting the most out of the 2031 Comprehensive Plan. It includes the following subsections:

Planning Basics- Information on planning in general

Planning Process- An outline of the process used to develop the plan

Public Involvement- An overview of the public involvement activities conducted during the plan development process.

Plan Organization- An outline of how the plan is organized

### Planning Basics

One of the primary responsibilities of local government is to protect the health, safety and welfare of the community. Almost all cities and counties conduct various planning activities to guide how they will carry out this important responsibility as their community grows and changes. As stated by time management expert Alan Lakein, "Planning is bringing the future into the present so that you can do something about it now." Implemented correctly, local government uses planning as a continuous process that provides public policy to guide physical growth and meet the social and economic needs of the community.

Planned growth makes a community's land use more efficient, decreases infrastructure and service costs, improves the business climate, promotes attractive housing, sustains a strong tax base and improves the quality of life. Unplanned growth results in inefficient land use, traffic congestion, substandard housing and decreased quality of life. Such problems discourage investments in industry, business and housing.

The foundation of planning is to promote the good of the public and at the same time accommodate all individual interests. There is a fine line between the two and each community must decide for itself the proper balance. In the end, what is best for the community as a whole must be the basis upon which land use decisions are made. Plans and zoning amendments that are based on benefits to individuals, while becoming detriments to the community as a whole, have usually been declared invalid by the courts.

The 2031 Comprehensive Plan is Overbrook's primary planning document. Comprehensive plans establish community-wide goals on a variety of topics and serve as a basis for making sound land use decisions for the next twenty (20) years. Generally speaking, all other planning documents and tools, such as zoning, serve to support and implement the comprehensive plan. In fact, KSA 12-747(a) (b) requires communities to have an adopted comprehensive plan in place before adopting subdivision regulations.

A comprehensive plan is not merely a technical document; it is a community's vision for its future and the blueprint for achieving that future. Therefore, it is meant for the use of the whole community and not just for the use of the city staff. The comprehensive plan should be made available to each citizen and distributed widely in user-friendly formats. Citizens should refer to

the plan often to ensure that the decisions being made on their behalf are consistent with the community's desires.

The zoning regulations are perhaps the most widely recognized planning tool. Most people have at least some familiarity with zoning. Almost anyone who has ever built a structure, run a business or attended a local governing body meeting has been introduced to zoning regulations. Zoning safeguards the rights of land owners, protects community and preserves property values by controlling where the various types of land uses can occur.

A local zoning regulation encourages the orderly and sensible use of land by creating zoning districts to control where land uses can occur. Some common land use types include residential, commercial, industrial and agricultural. In other words, land use type refers to the sort of predominant daily use that occurs on a given parcel. In addition to land use types, the zoning code typically spells out other development requirements such as building setbacks, allowances for development density and parking requirements.

In addition to zoning, local governments use subdivision regulations to influence the character of the physical development of the community. Subdivision regulations control how land is divided into smaller parcels and developed with adequate access to public infrastructure. After the development of the land is complete, the local government retains ownership of the new public infrastructures and assumes maintenance responsibilities.

Subdivision regulations help to ensure that the local government will not have to address or fix issues caused by poor development practices by dictating controls over lot sizes, street specifications, utility provision and financing, pedestrian access, street names and addressing. They also facilitate management of property ownership records by simplifying legal descriptions into a format that identifies a parcel by lot number, block number and subdivision name.

Annexation policies specify the circumstances under which additional land will be annexed into the jurisdiction, the manner by which the annexation will take place and the services to be provided by the jurisdiction within the newly-annexed area.

A local government's Capital Improvement Program (CIP) is a short-range (typically 5-10 years) plan to forecast future public improvement and facilities. A CIP identifies a community's infrastructure, facility and large equipment needs along with the costs, timing, funding sources and budget impacts associated with the identified needs.

A needs assessment, or gap analysis, is a study that is conducted to identify potential improvement to government services or programs. Through its planning activities, a community will often identify a desired level or service for the various functions the local government provides. The needs assessment determines current levels of service and identifies the gaps between current and desired service levels. Suggestions are then made regarding ways to fill those gaps.

Strategic planning is more closely aligned with organizational or functional management than with physical growth management. However, it can be a critical component of implementing the comprehensive plan. A local government may develop a strategic plan for the governmental organization or for a function, such as economic development. Regardless, strategic planning

identifies a set of performance goals and exactly how those goals will be achieved. Some common components of strategic planning include:

Mission Statement

Vision Statement

Critical Success Factors

Strengths, Weaknesses, Opportunities and Threats (SWOT) Analysis.

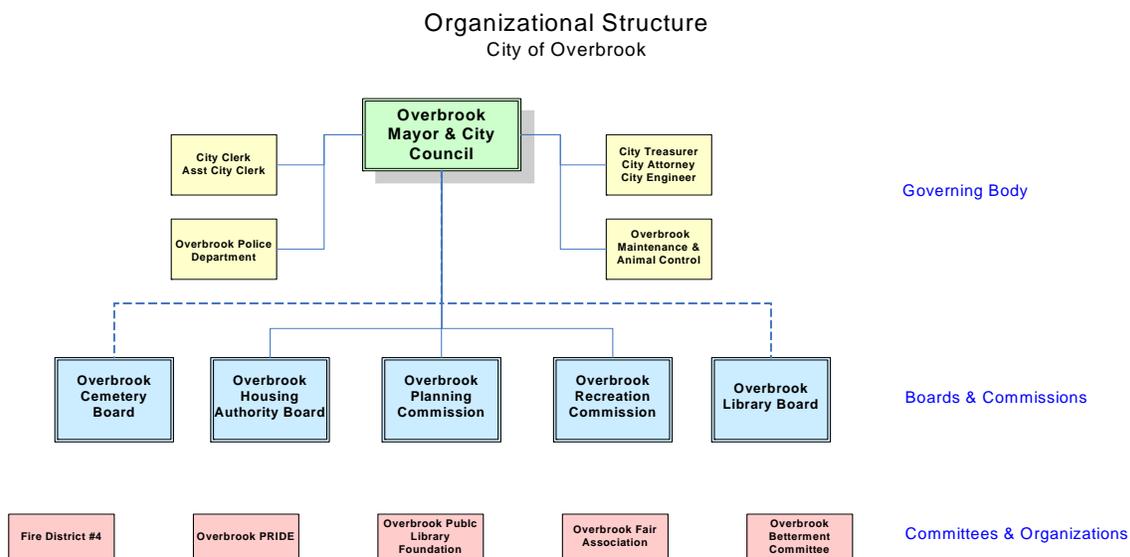
Finally, a local government may turn to the adoption of policies, codes, and ordinances as a means of implementing the comprehensive plan. A prime example of this is the adoption of building codes, which specifies the criteria by which a structure must be built before it can be inhabited. Other common examples found in municipal codes pertain to business licenses, parking and traffic controls, public safety and public nuisances.

### Legal Basis

The Kansas enabling statutes for planning and zoning are found in KSA 12-741, et seq. This portion of the Kansas state statutes authorized cities to engage in planning for the “protection of the public health, safety, and welfare.” The statutes also outline the required terms, provisions and processes of planning and zoning in the State of Kansas.

### Organizational Structure

The organizational structure of the City of Overbrook consists generally of three tiers: 1) Governing Body; 2) Boards and Commissions; and 3) Committees and Organizations. The Mayor and City Council are elected and appoint members of the Police Department and Maintenance and Animal Control Departments. The Overbrook Housing Authority Board, the Overbrook Planning and Zoning Commission and the Overbrook Recreation Commission are responsible directly to the City Council. The Overbrook Cemetery Board and the Overbrook Library Board are autonomous boards, but the City Council has the authority to appoint some members. The Committees and Organizations are entirely autonomous but work closely with city government in providing services or carrying out city objectives.



## Major Decision Makers

There are four primary decision-makers in the local process of planning and development: the Overbrook City staff, the Overbrook Planning Commission, the Overbrook Board of Appeals, and the Overbrook City Council. This section includes the roles and responsibilities of each of these decision makers:

**Overbrook City Staff.** City staff is responsible for accepting applications for development permits, forwarding such applications to the approving bodies (if applicable) along with a staff recommendation, enforcement of development codes, administrative appeals and variance requests. Staff also serves a customer service role in assisting the public with questions and issues regarding all types of development and land use. In addition, there are certain types of administrative decisions city staff is authorized to make. These include interpretation of the zoning regulations, issuance of building permits and issuance of certificates of occupancy.

**Overbrook Planning Commission.** The Planning Commission acts as the chief advisor to the City Council regarding planning and zoning. Kansas State statutes authorize a planning commission to prepare and adopt a comprehensive plan for the development of the city, which, in the opinion of the City Council, represents the “total community” of which the city is part. Before adopting or amending the plan, the Planning Commission must hold a public hearing.

Under the zoning regulations, a primary duty of the Planning Commission is to hold a public hearing where public opinion can be expressed regarding zoning applications and text amendments. In this sense, the Planning Commission is a sounding board for community attitudes toward development. It is important for the Planning Commission to establish the fact surrounding each development issue as clearly as possible so that decisions are not based on misinformation or conjecture. The Planning Commission is required to adopt a recommendation to the governing body regarding rezoning of land, special or conditional use permits and changes to the comprehensive plan, zoning regulations and subdivision regulations.

Under the subdivision regulations, the Planning Commission has responsibility for approving or disapproving both preliminary and final plats. Guidelines to carry out this responsibility are provided by the design standards set out in the regulations. Kansas statutes dictate that all plats that meet the requirements of the subdivision regulations shall be approved. So, in regard to platting, the only judgment to be made by the Planning Commission is whether or not the submission meets the minimum requirements of the subdivision regulations.

**Overbrook Board of Zoning Appeals.** The Board of Zoning Appeals (BZA) is primarily a quasi-judicial body rather than an advisory or legislative one. In other words, it makes judgments regarding existing regulations that are based upon facts that are discovered in its investigations. Its role in zoning administration is specifically limited to two types of tasks:

1. Appeals of administrative decisions or interpretations
2. Granting of variances in cases of hardship

In the first role, the responsibility of the BZA is to interpret the zoning regulations whenever there is an ambiguous provision or an alleged error. In the second role, variances may be granted in a manner consistent with the intent of the zoning regulations and fairness to the applicants. It

should be noted that Kansas statutes specifically prohibits the BZA from granting variances where the conditions were caused by actions of the applicant or where the use or exception being requested is not specifically allowed in the zoning regulations.

**Overbrook City Council.** The City Council serves as the governing body which has the responsibility for adopting and amending the comprehensive plan, zoning regulations and subdivision regulations after consideration of the recommendations of the Planning Commission. This responsibility includes amending the zoning regulations or the zoning district map, but does not include approving subdivision plats. The role of the governing body in the subdivision process is limited to accepting or rejecting dedications of easement, rights-of-way and public lands, approving financial guarantees or financing mechanisms to ensure construction of all public improvements and approving engineering drawings.

## **Planning Process**

The Planning process and timeline used to develop the 2031 Comprehensive Plan and revise the zoning regulations and the development of the subdivision regulations. This process began May 2010 with the project kickoff. The initial stages included identifying issuers, gather data and developing the plan's goal, objectives and strategies. Public involvement activities have occurred throughout the process and are explained in greater detail in the next section. Evaluation and revision are important components of any planning process. These are continuous activities that are not only conducted prior to the adoption of the plan, but should take place throughout the life of the plan. This is done to ensure that the comprehensive plan constantly reflects the physical, social and technological changes that occur in the community.

A community survey was developed to gather input on a variety of development related subjects. A total of 59 individuals responded to the survey online and in writing between May and June, 2010.

## **Public Involvement**

Public involvement activities are necessary to ensure that the interests of the entire community are represented in the planning process and that the plan itself is reflective of the desires of the community. Ideally, public involvement is constant through the plan development process. Every effort was made during the development of this plan to acquire as much citizen input as possible.

## **Plan Organization**

The 2031 Comprehensive Plan is organized into a series of sections:

Section 1. Comprehensive Plan User's Guide

Section 2. Comprehensive Plan Vision

This section contains the vision statement of the 2031 Comprehensive Plan, which summarizes what the community wants to be like within the next 20 years.

Section 3. Overbrook's Past – A Brief History

This is a short summary of the history of Overbrook

#### Section 4. Overbrook Today

This section includes some general information about Overbrook along with an analysis of demographic and socioeconomic data and trends.

#### Section 5. Topic Specific Sections

These sections each contain information regarding a specific topic area. They are broken down into four subsections as follows:

- Existing Conditions and Issues - Discussion regarding how the section's topic relates to Overbrook and some of the issues facing the community.
- Overbrook Speaks - Results of the Community survey related to the specific topics,
- Planning Through Goals, Objectives and Strategies - The goals, objectives and strategies related to the section's topic area along with other policy recommendations.
- Implementation - Implementation strategies the community can use to achieve its vision along with cost factors, potential revenue sources and the parties responsible for carrying out each implementation strategy.

## Section 2. Comprehensive Plan Vision

A vision statement serves as the inspiration of a comprehensive plan. It is a brief summary of what the community wants to look and feel like in the future. The comprehensive plan then builds upon this vision statement to outline a framework for achieving that vision of the future.

### VISION STATEMENT

*Overbrook is a town that cherishes heritage, community values and high quality of life.*

*We value our abundant recreation opportunities and assets. We have committed significant resources to development of a park system and recreational programs.*

*We have seized the opportunities to be environmentally responsible through progressive "green" initiatives such as our recycling project.*

*We have funded and developed a quality public education system that prepares our children for their future endeavors.*

The 2031 Comprehensive Plan will serve as a policy framework that will help Overbrook achieve its vision of the future. In addition to the characteristics listed above, Overbrook will be a community that will have the following by the year 2031:

- Protected our community's heritage and historic places. Encouraged the responsible use of downtown buildings and streetscapes. Acted to preserve historic homes, buildings and places.
- Recognized the importance of our environmental and recreational assets, such as the City Lake, green spaces, parks and trails. Enacted appropriate measures and development standards that will ensure these assets are available to future generations of residents and visitors.

- Created attractive and welcoming gateways into the City. These gateways include design elements that capture our small town atmosphere.
- Improved the availability and variety of quality new housing options through the use of reasonable year effective development standards.
- Leveraged the city’s natural resources and promoted its community assets to create economic and residential growth.
- Developed modern community amenities, which have facilitated economic development and increased community pride.

The 2031 Comprehensive Plan will be based on goals, objectives and strategies for implementation. Goals, objectives and strategies are the backbone of the 2031 Comprehensive Plan. They are the specifics of how the community will achieve its vision of the future. Goals are a broad statement that summarizes a general direction related to the planning vision. Objectives are more specific than goals and are related to how the goal will be achieved. Strategies are specific action items that will carry out the objectives and goals.

### **Section 3. Overbrook’s Past - A Brief History**

**Early Beginnings.** Overbrook was founded in 1886, when the Kansas, Nebraska, & Dakota railroad built through the area. W. T. Coffman and J. B. Fairchild were the founders of Overbrook. They had farms side by side on which they started the town. They gave the railroad half-interest in the town in return for the railroad coming through the town site. The earliest description of Overbrook in a newspaper was in the *Burlingame Independent*, November 11, 1886.

Overbrook was named by a construction engineer for the railroad. He named it after his hometown of Overbrook, Pennsylvania. The first business was a grocery store owned by William Kincaide. There was no other railroad station or trading point for miles around, so Overbrook attracted a good business from the start. Residents moved in from the surrounding area. By 1888 the town had two general stores, a grange store, a depot, a druggist, a hardware store, two blacksmiths, two carpenters, a confectioner, and a barber.

The Methodist Episcopal Church was organized in the spring of 1885 at a school house a mile and half southwest of the present town of Overbrook. The meetings of the society were held at the school house until 1886, and then moved to the school house a mile northwest of town, where the church remained until 1888, when the church building in town was erected.

**1910 – 1930.** It was in 1911 that “DON’T OVERLOOK OVERBROOK” was coined as the town’s slogan. That slogan was submitted by Lewis Coffman in a contest by the Chamber of Commerce. It was during this time that the town well was dug and the pump set in place in the center of Overbrook’s main street. There was a trough built where farmers would come to water their horses, and over the pump a white bandstand was erected. There was a city band that would play in the bandstand which was also used for many special events. It was the point where town folk gathered for special times.

Two young men from our community did surrender their lives in the first World War – Ralph P. Anderson and Joseph R. Raible. It was in their honor that Anderson-Raible American Legion Post was named.

Hardly a family in Overbrook escaped the influenza epidemic of 1918 and one young woman in Overbrook died from the influenza. In 1919 the schoolhouse burned. This was a large two-story structure that housed both the grade school and the high school, and sat on the site of the present grade school. Nothing was saved. When the school was replaced, the grade school was built at the old site and the high school at the site of the Middle School located at Ash and Fourth.

**1930 – 1940.** The Thirties were among the hardest years this country has ever known. People who had had money in the Twenties lost it all in the Crash. There were 18 banks in Osage County before the Crash. After the Depression only three were still in business – two of those in Overbrook. In the summer of 1936, there were more than 80 days with a temperature above 100 degrees. Grasshoppers moved in hunting for a spear of something green. When the corn dried in the fields, local farmers tried to put it up for silage, but the grasshoppers had left nothing but the bare stalks.

Prices hit rock bottom during this time – no one had money to spend. Farmers bought chicken feed in printed sacks and the women used the sacks to make colorful dresses, aprons, and even curtains. The Variety Store advertised peanuts for 14 cents a pound. G.P. Hart advertised bath towels for 25 to 50 cents, two pounds of raisins for 15 cents, and peanut brittle or orange slices ten cents a pound.

**1940 – 1950.** Things seemed to be peaceful and serene on the home front, but it's plain to see that war clouds are gathering over Europe again. On December 7, 1941, when Japan bombed Pearl Harbor, war came again

In 1945, the war was over and Overbrook incorporated in 1948. Carl Coffman became the first mayor.

**1950 – 1960.** The Betterment Committee was formed. In 1954 Dr. James Ruble came to Overbrook. Overbrook experienced much growth in the Fifties. Forbes Air Base and the Supply Depot in South Topeka brought many new families to Overbrook.

**1960 – 1970.** In 1961, the Kansas Centennial was held along with a big celebration of the Santa Fe Trail. Don Hoyt and his committee provided many Centennial activities. A caravan of persons, representing people from a hundred years before, left Westport and traveled to New Mexico helping all the towns along the way to celebrate 100 years of the Santa Fe Trail. On Overbrook's big day, 3000 people were in Overbrook to celebrate. The Nina Schlink Memorial Swimming Pool also opened in 1961

**1970 – 1986.** The school districts of Overbrook, Scranton and Carbondale unified and Overbrook became a part of USD 434. A new high school was built five miles west of Overbrook. The Missouri-Pacific railroad left the community, but a spur remained for several years.

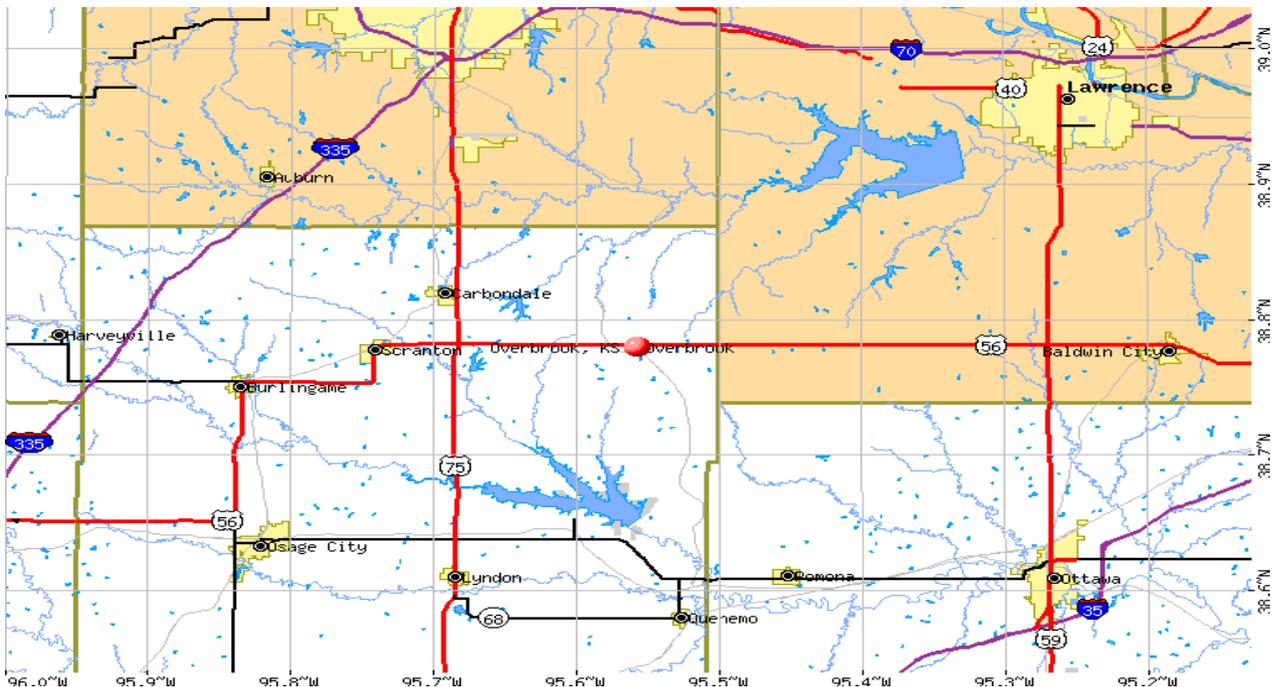
## Section 4. Overbrook Today

### Introduction

This section has been prepared to provide a “snapshot” of the conditions that exist in Overbrook today and various trends that cause the existing conditions. Every effort has been made to collect current, relevant data, yet it should be noted that the source of much of the information is the decennial United State Census. This is the best information available.

### Location

Overbrook is located approximately twenty miles south and east of Topeka in Osage County, it is located on the Santa Fe Trail and access to Overbrook is on Highway 56. Overbrook is located at 30°46’48”N, 95°33’26”W and has a total of .6 square miles of land.



### Government

The City of Overbrook operates under a council form of government. The governing body or City Council consists of a Mayor, who serves a term of two years and the council members serve staggered terms of two years. The town elects the Mayor and two city council members during the even-year terms and the remaining three in the odd years.

### Demographics and Socioeconomic Data

#### Population Trends

The table below shows the population trends for Overbrook:

***Race and Ethnicity (2000 Census Data)***

	Number	Percent	KS Percent
White	920	97.1	86.1
Black	1	1	5.7
American Indian	8	0.8	0.9
Asian	0	0	1.7
Some other race	10	1.1	3.4
Two or more races	8	0.8	2.1
Hispanic or Latino	14	1.5	7

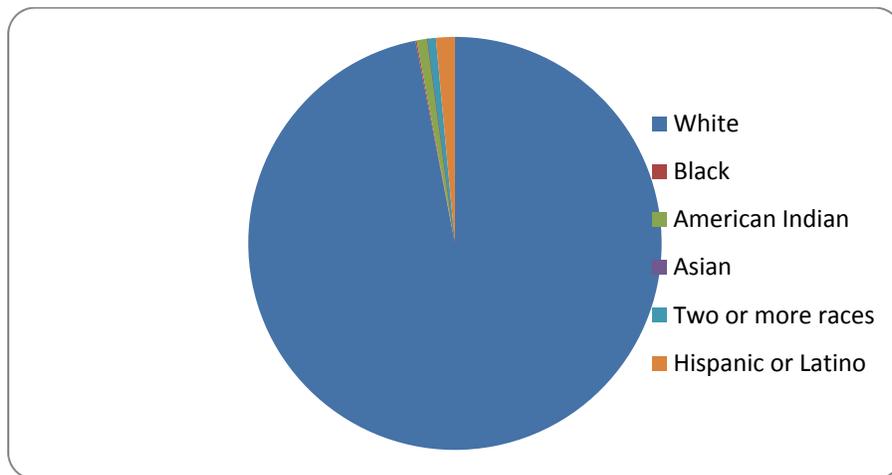
Source US Census Bureau 200 Census; E Podunk

*Note Hispanic ethnicity is a separate data category from race.*

*This number should not be added to the race totals.*

***Race and Ethnicity (2010 Estimated)***

	Number	Percent
White	918	96.9
Black	1	0.1
American Indian	8	0.8
Asian	0	0
Two or more races	6	0.6
Hispanic or Latino	14	1.5



### Socioeconomic Data

The following provides an analysis of select social and income data for Overbrook, Kansas. In the population twenty years and over 669 we see the following data on education.

Less than 9 <sup>th</sup> Grade	66	9.87%
9-12 <sup>th</sup> Grade - No Diploma	66	9.87%
High School Graduate (including GED)	216	32.29%
Some College - No Degree	181	27.6%
Associate Degree	26	3.89%
Bachelor's Degree	72	10.76%
Graduate or Professional Degree	42	6.28%
Percent High School Graduate or Higher		80.3%
Percent Bachelor's Degree or Higher		17%

The population of Overbrook in July, 2009, was 916, which shows a -303% loss since 2000. The median resident age in 2009 was 47.7. Estimated median household income has increased, from \$37,772 in 2000 to \$50,496 in 2008. The estimated median cost of a house in 2009 also increased from \$73,330 in 2000, to \$116,101 in 2009.

## Section 5. Public Services and Education

This section describes the existing public services available within the city, the conditions which exist currently and the issues which have been determined related to these services.

### Law Enforcement

The Overbrook Police Department protects the rights of all persons within the jurisdiction to be free from criminal attack, ensure security of their possessions and to live in peace.

The Chief of Police, who is appointed by the City Council, heads up the Overbrook Police Department and is responsible for planning and overseeing the department's budget and for the overall supervision of the department. The Deputy Police Chief assists the Chief with administrative duties and protection of the community.

Strategic planning activities have identified several Law Enforcement Issues.

**Issue - Public Access to Personnel.** The lack of public access to law enforcement personnel is perceived to be an issue since the number of personnel is limited. When the office is closed the public must call the emergency 911 number to report criminal activity.

**Issue - Staffing.** Some aspects of staffing are a concern to the Department such as the limited amount of budget and the hours that the officers can work.

**Issue - Emergency Dispatch.** Emergency 911 calls are handled by Osage County Sheriff Dispatch and officers are dispatched directly from the call center.

**Issue - Public Perception.** The Department faces challenges in being perceived positively within the community.

## **Fire Protection**

The mission of the Osage County Fire Department is to protect lives and conserve property by minimizing the frequency and effect of fires, hazardous material incidents, disasters and other like occurrences. The department conducts a wide range of activities to carry out this mission, including prevention, control, training and public education.

The Department consists of a group of volunteer personnel and is headed by the Fire Chief appointed by the Osage County Fire District #4 Board. The department serves approximately 82 square miles of territory in and surrounding the City of Overbrook. The Department also responds on mutual aide calls.

Several of the Volunteers are certified as First Responders, EMT, EMTI, EMTI/D, or Paramedics.

**Issue - Qualified Personnel.** Fire Protection Issues include concern for number of qualified volunteers, training needed for volunteers and funding for the department.

**Issue - Response time.** Response time is one indicator of the fire department's performance which is determined using the National Fire Protection Association (NFPA) standards as a benchmark to judge response time performance.

**Issue - Staffing Needs.** Another issue is the Department's ability to adequately meet staffing needs.

**Issue - ISO Rating.** Insurance Service Office, (ISO) has which rate the level of service a fire department provides on a scale of 1-10 with 1 being the highest level of service. This classification system is one of the many factors upon which many insurance companies base their premiums rates. The Osage County Fire District #4 has a rating of 6 within the city limits and a rating of 9 outside the city limits. There are many opportunities to improve its ISO rating. However, the important issue is determining the actual benefits in light of the cost of achieving a higher rating.

## Solid Waste

The City of Overbrook contacts with an outside entity to haul the trash to the landfill. Overbrook currently has a recycling collection point near the old school building. This has been well-received and the city is hoping to decrease the amount of trash that goes to the landfill.

## Library

The Overbrook City Library is on located Maple Street, providing public library services to the Overbrook Community. The collection consists of 20,573 books of which 47.86% are for adults, 47.58% are for children and 4.2% are for young adults. In addition the library offers DVD's, VHS tapes and audio books. The library participates in the interlibrary loan program, which gives patrons access to the collection of many other Kansas libraries. Internet access and computer service are also available at the library.

**Issue – Material and Space Availability.** The library is highly considered within the Community. One of the issues is updating material and space availability within the facility.

## Healthcare

Overbrook currently is without medical services. That represents a major concern with the aging population.

**Issue – Lack of a Medical Professional.** The City of Overbrook needs to work with local agencies, groups and organizations to attract and maintain a medical professional in the City of Overbrook.

## Education

The community of Overbrook is served by USD 434 and currently hosts preschool through second grade in the community. A full time kindergarten is provided as well as several specialty programs. The school is one of the major employers of the community.

**Issue – Classrooms and School System Support.** The community and Board of Education need to work together to maintain educational classrooms in the community and improve the ability to support the education efforts of the school system.

## Parks and Recreation

The City of Overbrook has a fairly extensive park and recreation system. The list of amenities includes playground equipment, softball and baseball fields, tennis courts, soccer fields, picnic tables, swimming pool, walking trail, and fishing lake.

**Issue - Funding.** Funding is an issue with park facilities as with most government facilities. There is not dedicated funding source for capital projects. The City has relied on funding through private donation, in kind services and grants.

**Issue – Recreational Programming.** The ability to keep up with the rising costs of providing recreation programming has become a concern in recent years. This is particularly true when it comes to funding in recent years especially when considering the City's commitment to provide opportunities for low income

families who may not be able to afford recreational programs without some form of subsidy.

Another challenge is keeping up with the changing trends in recreational programming. Through the years, different types of activities enjoy varying levels of popularity. The Recreation Commission need to remain educated on recreation trends and be flexible enough to revise programming to meet local demand for different activities.

## Housing

Housing data indicates that the cost of housing has steadily risen in the past ten years. The median cost of a home is now \$116,000. In addition, there has been an increased need for reasonable rental homes in the city. Generally, homes remain in good condition, but older homes are more expensive to own and maintain than newer homes. Many of the Overbrook homes are owned by older residents on fixed incomes who have some difficulty at times with home maintenance. This can cause those homes to deteriorate. The low income housing apartments have remained full or near capacity, but the structures are showing the age. While the Housing Board is performing some upgrades on the apartments, funding remains a problem. The board is seeking funding through grants, and trying to obtain some improvements through volunteer labor.

**Issue – Rental Housing.** Due to an increased need for reasonable rental homes within the city, the governing structure needs to explore ways to make more rental properties available through increased communication, discussions with property owners or providing incentives.

**Issue – Housing Appearance.** A recurrent theme during the planning process was the unattractive appearance of some residential areas. Many in the community see this as a code enforcement issue, some see it as a socioeconomic issue, and still others see it as a property rights issue. Regardless of the root cause, it is undeniable that poor maintenance and property upkeep has a negative impact on the perception of Overbrook. It detracts from community pride, reinforces negative stereotypes and hampers economic development efforts.

**Issue – Funding for Housing Quality.** The City of Overbrook needs to continue to investigate grants and other funding sources to help improve the quality of existing homes where owners cannot make improvements and encourage improvements using volunteers through discussions with community organizations.

The City has had some nuisance codes which are being updated and will be reviewing and updating building codes and zoning regulations.

## Historic Preservation

Overbrook is working on preservation of the historic structures. While some of the historic home have been renovate which is commendable, to have lacked do issues addressed in the housing section. There is a difference between old and historic.

**Issue – Preservation of Historic Structures.** The public perceives that many old and historic structures are in danger of demolition as a result of progress or deterioration. The city should assist in the preservation of its heritage.

**Issue – Preservation Planning.** Because there is a need to preserve historical structures and sites, there is a need for planning and organization to accomplish these goals. The city should create and appoint a preservation society or historical preservation commission to provide foundation and organization for this activity.

**Issue – Historical Designations.** We need to look to the definition under the National Register of Historic Places and the State Historic Preservation Statute of Kansas and how those might apply to some historic structures in Overbrook.

## Supporting Infrastructure

The infrastructure needs of a community are directly tied to land uses. The type of land use in a specific location dictates the type and size of the infrastructure needed to support that use. For example, residential uses require different size water and sanitary sewer service lines than industrial or commercial uses. Also, streets serving industrial or commercial uses are typically constructed to handle heavy truck traffic, where residential streets normally are not. This is the reason it is so important to plan infrastructure and land use years in advance. That way, supporting infrastructure can be anticipated prior to the planned land use being developed or installed in conjunction with development. For this reason, comprehensive planning is good economic development policy that supports local governments and developers in making sound fiscal decisions.

## Transportation

Generally speaking, Overbrook’s transportation network consists of three portions; the state highway system, county roads and the non-state road system. The state highway system is comprised of federal and state highways and is typically developed, maintained and improved using a mix of state and federal tax revenue. These are commonly high-speed, high-volume roadways. Their function is to safely and efficiently carry large amounts of traffic, so access on and off the roadways is strictly limited or managed. This access management helps to preserve traffic flow and roadway capacity. The state highway system in Overbrook is Highway 56, the main street is Maple. The non-state road system carries the local traffic in the Overbrook planning area and the roadways are developed, maintained and improved using mostly local tax revenue. However, funding may be available from state or federal programs to help improve the larger volume streets.

## Annexation

Issues included in the comprehensive plan annexation are issues that were identified during the planning process. Some citizens are not satisfied with recent annexation decisions. The lack of an annexation policy that stipulates the conditions under which annexations will be allowed is likely a contributing factor to this dissatisfaction. What is used currently is the general annexation law for cities (K.S.A 12-519 *et seq.*) and is used mainly by city staff as a technical document for making land use recommendations. However, city management has recognized this as an issue, which is the impetus for this update. While the document is available to the public on the city website, its full purpose does not appear to be understood within the community.

**Issue – Annexation Policy.** Because a local annexation policy does not currently exist, the city should develop a comprehensive annexation policy that specifies the conditions under which the City will annex territory into its jurisdiction. This might include policies that specify the minimum amount of services to be provided and/or require a cost/benefit analysis or similar provisions.

## Public Utilities

The City of Overbrook currently provides two public utilities: water and wastewater. Both are supervised by the Overbrook’s Public Utilities Department. There are no master plans for either utility. Expansion typically occurs based on the demand of new development.

The water utility is responsible for the supply, treatment and distribution of drinking water to Overbrook residents. Overbrook is recognized for the quality and good taste of their water. This all starts at with the Overbrook wells and Rural Water District #5. The water table should be sufficient to handle the City’s needs for the foreseeable future, even through drought conditions.

**Issue – Master Plan for Water Utility Expansion.** Develop a comprehensive master plan for the expansion of the water utility based on projected population trends and projected needs of the community.

Wastewater is handled in essentially the opposite manner as water is supplied. Sanitary sewer lines collect wastewater from homes and businesses. The wastewater makes its way through a collection system via gravity and pumping. The collection system takes the wastewater to the lagoons. The entire wastewater system went through upgrades and the lagoons were recently reconditioned.

**Issue – Master Plan for Wastewater Utility Expansion.** Develop a comprehensive master plan for the expansion of the wastewater utility based on projected population trends and project needs of the community.

## Land Use

### Additional Recommendations

- Discourage or prohibit “leapfrog” development. Such development is characterized by new development on previously undeveloped land that is beyond the practical extension of City services and out of character with the surrounding land uses. Leapfrog development is an inefficient use of land, infrastructure and community resources.
- Do more to encourage infill development or redevelopment. Vacant lots in developed areas and replacement of deteriorated structures should be targeted. Streamline codes and policies that may be barriers to improving already developed areas.

Land Use Guidelines associated with various land use categories have been developed to be used as guiding principles in the location of land uses and public facilities. These guidelines are based upon factors that reflect sound planning practice, encourage desirable patterns of development, promote compatibility of land uses and advance good urban design principles. They are to be

used in conjunction with the Future Land Use map as a decision-making tool for zoning applications, special use permits and other development permits.

### **Residential Land Use Guidelines**

1. Low density residential uses should be separated or buffered from adverse surrounding land use types such as industrial and commercial areas. Appropriate buffering includes open space, water bodies, abrupt changes in topography and landscaping treatments (including berms and fences).
2. In order to minimize access points along major traffic corridors, low density residential lots should not front directly onto arterial streets. They should be discouraged from fronting onto collector streets and encouraged to front onto local streets.
3. Medium and high density residential area may serve to buffer low density residential uses from commercial uses.
4. Medium and high density residential uses should be located within walking distance of neighborhood commercial centers, parks and schools. These land uses should also be in close proximity to concentrations of employment, major thoroughfares and existing utility infrastructure.
5. In order to avoid high traffic volumes in lower density residential neighborhoods, medium and high density residential uses should be directly accessible to arterial or collector streets.
6. Medium and high density residential uses should be sited where they will not overload or create congestion in existing and planned transportation facilities or infrastructure.
7. Manufactured home parks should be located on large tracts buffered from single family neighborhoods by physical barriers (arterial roads, drainage ditches, etc.).

### **Government/Institutional Land Use Guidelines**

1. Public facilities that serve residential areas (such as libraries, schools and post offices) should be located along with neighborhood commercial centers on arterial or collector roadways and located near parks or trails.
2. Government and institutional facilities should have convenient access to arterial streets and utility infrastructure.
3. Libraries and parks should be located in an equitable manner with placement based on factors consistent with the comprehensive plan.

4. Public safety facilities should be placed in locations that maximize the ability to decrease response times.
5. The expansion of public health and educational campuses should be consistent with the approved master planning documents and/or policies of the governing bodies of such institutions.
6. Where feasible, incremental encroachment of institutional land uses into residential neighborhoods should be discouraged.
7. Utility facilities with significant noise, odor and other nuisance elements should be located away from residential areas.

### **Commercial Land Use Guidelines**

1. Commercial sites should be located adjacent to arterial streets or major thoroughfares and shall be developed to minimize negative impacts on traffic congestion.
2. Commercial development should have required site design features that limit noise, lighting and other aspects of commercial activity that may adversely impact surrounding residential land uses.
3. Commercial uses should be located in compact clusters or nodes versus extended strip developments.
4. Commercial traffic should not feed directly onto local residential streets.
5. Commercial uses that cannot be located in planned centers or nodes (including large freestanding buildings, auto sales and non-retail uses) should be located in areas with existing similar land uses only where traffic patterns, surrounding land uses and utilities can support such development.
6. In order to protect the fabric of residential neighborhoods, incremental, lot by lot conversion of residential uses into commercial uses should be discouraged.

### **Office Land Use Guidelines**

1. Office uses should be generally located adjacent to arterial streets and in no case should be allowed to directly access local streets.
2. Large scale office developments are encouraged to locate within downtown or business parks that are meant to serve such a purpose.
3. Professional services (such as physicians, attorneys, real estate agencies) should be incorporated within or adjacent to neighborhood commercial development.

4. Low density office use can serve as a transitional land use between residential uses and higher intensity uses.

## **Industrial**

1. Industrial land uses should be located in close proximity to support services and be provided good access to major arterials, city truck routes, belt highways, utility truck lines, rail spurs, and airports. They should be adjacent to existing industrial uses or within designated industrial parks.
2. Industrial traffic should not feed directly into local streets in residential areas.
3. Industrial uses should be generally located away from existing or planned residential land uses and sited so as not to generate industrial traffic through less intensive land use areas.

## **Future Land Use Designations**

Below is a listing of the categories of future land use designations depicted on the Future Land Use Map along with a brief description of each. They are listed in order of land use intensity from lowest to highest.

***Agricultural*** – The primary land use is agricultural in nature, such as farming or livestock production. May include ancillary uses like residential or storage. May include large lot single-family land uses generally no more dense than one unit per five acres.

***Parks and Open Space*** – This includes parks (city, county or state), cemeteries, and wildlife/nature conservation or management areas.

***Low Density Residential*** – Single or two-family (duplex) residential land uses with a density.

***Medium/High Density Residential*** – This includes multiple family (apartments or townhomes) residential land uses.

***Neighborhood Mixed Use*** – This includes a mix of residential types and small-scale commercial and institutional uses that are typically meant to serve the needs of the surrounding neighborhood. This serves as a transition between residential land uses and more intense land uses.

***Commercial*** – This includes commercial, retail, restaurant and professional office land uses that serve the needs of the community as a whole and perhaps a larger region.

***Institutional*** – This includes governmental offices/facilities and land uses related to other institutions such as schools, colleges, churches, and nonprofit organizations.

***Downtown District*** – This contains a variety of land uses found within the Central Business District and the surrounding area. Includes medium/high density residential, institutional, commercial, and perhaps limited small-scale light industrial/warehousing land uses.

***Industrial Mixed Use*** – This contains a mix of heavy/light industrial land uses and other land uses that generally support nearby development, such as warehousing, storage, commercial, restaurants and offices. This serves as a transition between industrial land uses and less intense land uses.

***Industrial*** – This contains heavy and light industrial land uses including manufacturing, warehousing, and storage and processing of raw materials. Oil extraction activities may be included when it is the primary land use.

***Right-of-way*** – This is property owned by a government entity or similar organization, such as utility companies and railroads, which is used for a public infrastructure purposes, generally transportation or utility facilities.

## **Section 6. Overbrook Speaks**

### **Comments of the Survey**

In the question, “What does downtown revitalization mean to you?” it was very important to the residents to have new businesses in the downtown area and to clean up the empty store fronts and the current occupied buildings. The overall beautification of downtown was a major concern. Some indicated they would like to see a hardware store, office type facilities, family style restaurant, manufacturing, national chain store, and tourism.

What should be of interest to you in the expansion of community services? The community responded with the need for a community center, a senior center, medical care and pharmacy, children’s activities, more youth programs and a place for youth to socialize. These are real concerns in a small community if the city is going to grow and maintain the youth and young families in the community.

What areas need to be cleaned up? This question brought a wide mix of responses. Some of the items that the community would like to see cleaned up are some of the ongoing projects such as the street project, water project and sewer project. These infrastructures are vital for growth within the community.

How can these projects be funded? Residents were open to several methods of payment including, sales tax, property tax increase, grant funding, volunteer donation, and in-kind funding. While all these are options that the city can implement, long term goals and plans need to be included in the Capital Improvement Master Plan.

Other issues that the city residents would like to see addressed are that all regulation be enforced equally. It was pointed out that a small number of areas needed to have the junk cleaned up. These areas give the impression that the community does not care about their town and adds to the possibility of not attracting prospective residents and businesses into the community.

Residents need to support the local businesses and their hours need to be extended to allow for residents to use the services. The city will need to strive for better maintenance of the entire infrastructure. The City needs to be proactive in the development near the lake and mindful of sensible and sustainable growth.

## **Section 7. Planning Through Goals, Objective and Strategies**

### **Goal 1. Land Use, Infrastructure and Growth**

Ensure that development and land uses in the planning area occur in an orderly manner compatible with the recommendations of this plan.

**Objective 1.1.** Encourage land use development patterns that maximize the public benefit while encouraging orderly growth.

**Strategy 1.** Encourage the use of the comprehensive plan as the primary development policy document of the City.

**Objective 1.2.** Require development to be sensitive to environmental concerns and minimize the encroachment into flood prone areas.

**Strategy 1.** Support education of City staff in storm water management practices.

**Strategy 2.** Develop a master plan that will address storm water runoff issues through policies such as development regulations.

**Objective 1.3.** Provide sufficient public utilities for the long term growth needs of Overbrook.

**Strategy 1.** Investigate opportunities to increase revenue for infrastructure maintenance and improvements to existing infrastructures that facilitate system expansion.

**Strategy 2.** Develop or update utility master plans that identify opportunities for logical system expansion and revenue growth.

**Objective 1.4.** Ensure the equitable financing of public utility system expansion that considers the economics of development feasibility.

**Strategy 1.** Review current policies on infrastructure development to determine possible revisions that future the goals of the plan.

**Strategy 2.** Provide for the public financing of public utilities only in cases where a feasibility study demonstrates a short-term (5-10 years) return on investment.

**Objective 1.5.** Encourage and protect land uses that are vital to the health, safety and welfare of the entire community.

**Strategy 1.** Develop overly zoning districts that preserve the central business district, government facilities.

**Strategy 2.** Identify potential locations for future governmental and commercial facilities.

**Objective 1.6.** Encourage the development of local building codes to ensure compliance with state and local building codes in other local jurisdictions and to ensure public and private safety.

**Strategy 1.** Obtain public comments from interested parties, organizations and individuals.

**Strategy 2.** Develop a document for implementation of local building codes.

**Objective 1.7.** Develop a local annexation policy that specifies the conditions under which the city will annex territory into its jurisdiction.

**Strategy 1.** Develop a local policy which incorporates local priorities into a set of policies in line with the Kansas general annexation laws.

**Strategy 2.** Include policies that specify the minimum amount of services to be provided and/or require a cost/benefit analysis.

## **Goal 2. Economic Development**

Responsibly grow the local economy by continuing successful current economic development polices and developing new initiatives that will enhance long-term economic growth.

**Objective 2.1.** Encourage active coordination between the City of Overbrook and the Osage County Economic Development organization.

**Strategy 1.** Conduct regular periodic economic development summits that include the City, Pride and the Osage County Economic Development.

**Objective 2.2.** Attract retail and service businesses that fill marked gaps and provide an improved mix of services to Overbrook.

## **Goal 3. Housing**

Ensure all Overbrook citizens have access to affordable, quality housing opportunities.

**Objective 3.1.** Revitalize existing residential areas in need of improvements.

**Strategy 1.** Explore opportunities to increase funding for revitalization through CDBG (Community Development Betterment Grant) and other state and federal programs.

**Objective 3.2.** Increase the supply of buildable lots and housing stock to improve housing opportunities at all price points.

**Strategy 1.** Improve communication between the City and developers/ home builders.

**Strategy 2.** Identify opportunities to encourage the development of spec homes.

**Objective 3.3.** Meet the special housing needs of our current and future residents and improve housing choices for special needs and underserved populations.

**Strategy 1.** Explore options to expand affordable senior-occupies homes, apartments, assisted living and nursing home facilities.

**Strategy 2.** Identify barriers to providing additional housing choices, such as zoning issues, and recommend policies to overcome the barriers.

**Strategy 3.** Conduct a needs assessment study to determine community deficiencies in existing and future housing and day facilities.

#### **Goal 4. Transportation**

Develop a comprehensive transportation network based upon the relationship between land use and transportation that promotes travel options and provided adequate access to property parcels.

**Objective 4.1.** Facilitate safe and efficient movement of traffic within and through Overbrook

**Strategy 1.** Develop a transportation master plan

**Strategy 2.** Preserve adequate tight-of-way for transportation facilities as development occurs.

**Strategy 3.** Develop an access management policy that will help preserve roadway capacity and efficient traffic flow.

**Objective 4.2.** Improve multimodal transportation options for the general public.

**Strategy 1.** Encourage development that is built on a pedestrian scale and allows for alterative choices in transportation mode.

**Strategy 2.** Develop a feasible policy of providing sidewalks where needed that balances development costs with citizen demand.

#### **Goal 5. Public Safety**

Provide a high standard of public safety and services to the jurisdiction and plan for improvement and expansion in advance of needs.

**Objective 5.1.** Improve public safety services and response time, which in turn will improve the City's Insurance Service Office (ISO) rating.

**Strategy 1.** Conduct strategic planning activities that assess public safety strengths, weaknesses, opportunities and treats, (SWOT Analysis) and determine ways to improve the provision of services.

**Strategy 2.** Plan for apparatus/equipment acquisition and replacement on a scheduled basis.

**Objective 5.2.** Provide for a combined effort in responding to public safety emergencies.

**Strategy 1.** Improve training, protocols and operating procedures between public safety agencies.

**Objective 5.3.** Recruit and retain the best qualified employees possible.

**Strategy 1.** Provide attractive benefits packages and competitive wages.

**Objective 5.4.** Establish a secure, reliable and interoperable communication system for public safety needs that meets federal mandates and recognized standards.

**Strategy 1.** Transition to a narrow- band communication network

**Strategy 2.** Insure funding for meeting the need of the federal mandates.

## **Goal 6. Education**

Foster a community-wide learning environment that provides quality facilities, equipment, programs and curriculum to benefit future generations of Overbrook citizens.

**Objective 6.1.** Identify and implement measure to improve curriculum.

**Strategy 1.** Coordinate with the public school districts and appropriate agencies to identify the need and potential funding opportunities.

**Objective 6.2.** Ensure local library resources are sufficient to meet the continued needs of the community as growth occurs.

**Strategy 2.** Develop plans to fill the identified gaps and maintain serve levels as Overbrook grows.

**Strategy 3.** Coordinate with the Library Board to ensure adequate funding to provide programming availability to all citizens

## **Goal 7. Historic Preservation**

Protect Overbrook heritage by encouraging the preservation, restoration and adaptive reuse of the community's historic buildings.

**Objective 7.1.** Develop tools to assist the city's preservation efforts.

**Strategy 1.** Coordinate with appropriate state and federal agencies to create historic district that provide protective measure for historic structure.

**Strategy 2.** Provide adequate staffing and education to administer and promote historic preservation programs. Create a historic preservation commission to oversee historic preservation programs and to assist in obtaining outside funding.

**Strategy 3.** Develop and proactively enforce codes aimed at preventing the deterioration of historic structures.

## **Goal 8. Parks and Recreation**

Provide Overbrook with park and recreation facilities and programs that meet or surpass the ongoing recreation and leisure needs of the community.

**Objective 8.1.** Provide the most modern and safe equipment and facilities feasible to need citizen demands.

**Strategy 1.** Develop a parks, recreation and open space master plan to determine the current and future needs of the community and identify how those needs can be met.

**Strategy 2.** Improve existing park and recreation facilities to keep up with citizen demand and industry trends.

**Strategy 3.** Ensure that funding and staffing for maintenance grows as the community grows.

**Strategy 4.** Conduct a feasibility study for additions to the park and recreation facilities that would include at a minimum, the following elements.

1. Needs assessment
2. Determination of an ideal location
3. Anticipated cost and projected revenues
4. Funding opportunities, and
5. Alternative analysis.

**Objective 8.2.** Provide cost-effective sport and non-sport programming for individuals of all age, income and skill levels.

**Strategy 1.** Continually evaluate programming expenses to identify opportunities to improve operation margins while preserving opportunities for low income.

**Strategy 2.** Support and fund opportunities for staff development

**Strategy 3.** Continue to diversify and improve programming offerings as opportunities become available in order to better serve the community.

## **Goal 9. Sustainability**

Maximize opportunities to become a more sustainable community.

**Objective 9.1.** Reduce the amount of waste going to the landfill

**Strategy 1.** Implement continuous improvement to recycling

**Strategy 2.** Expand community education regarding recycling.

**Objective 9.2.** Identify and implement opportunities to minimize waste in procedure, operation and spending.

**Strategy 1.** Determine and identify code revisions that will facilitate opportunities for sustainable development.

**Strategy 2.** Identify opportunities to develop alternative energy sources, such as wind turbines and solar cells to power the City needs.

## Section 8. Implementation

The implementation plan outlines how the strategies, which are the 2031 Comprehensive Plan's action items, can be accomplished by the City. The following items are included in the implementation of each strategy:

1. Prioritization of the strategy
  - a. Timeframe each strategy should occur within:
    - Short range –within 10 years
    - Long range- 10-20 years
    - Continuous- ongoing activity
2. Priority of the strategy within the time frame
  - High to medium priority
  - Medium to low priority
3. Primary stakeholders - The organizations and/or City Departments that will likely accomplish the strategy
4. Cost consideration – The actions or items that will incur cost in order to accomplish the strategy
5. Potential funding sources - Possible sources of funding for accomplishing the strategy
6. Conduct strategic planning activities that assess strengths, weaknesses, opportunities and treats (SWOT Analysis) and determine ways to improve the provision of services.

## Section 9. Appendix

### Information and Data Sources

American Planning Association website ([www.planning.org](http://www.planning.org))

USD website ([www.usd434.org](http://www.usd434.org))

City of Overbrook website ([www.overbrookks.com](http://www.overbrookks.com))

Kansas Department of Wildlife and Parks website ([www.kdwp.state.ks.us](http://www.kdwp.state.ks.us))

Kansas State Historical Society website ([www.kshs.org](http://www.kshs.org))

National Recreation and Parks Association website ([www.nrpa.org](http://www.nrpa.org))

US Census Bureau website ([www.census.gov](http://www.census.gov))

Overbrook Centennial 1886-1986 (<http://www.overbrookks.com/centennial.html>)

**The data used to produce the maps contained in this document were obtained from the following sources:**

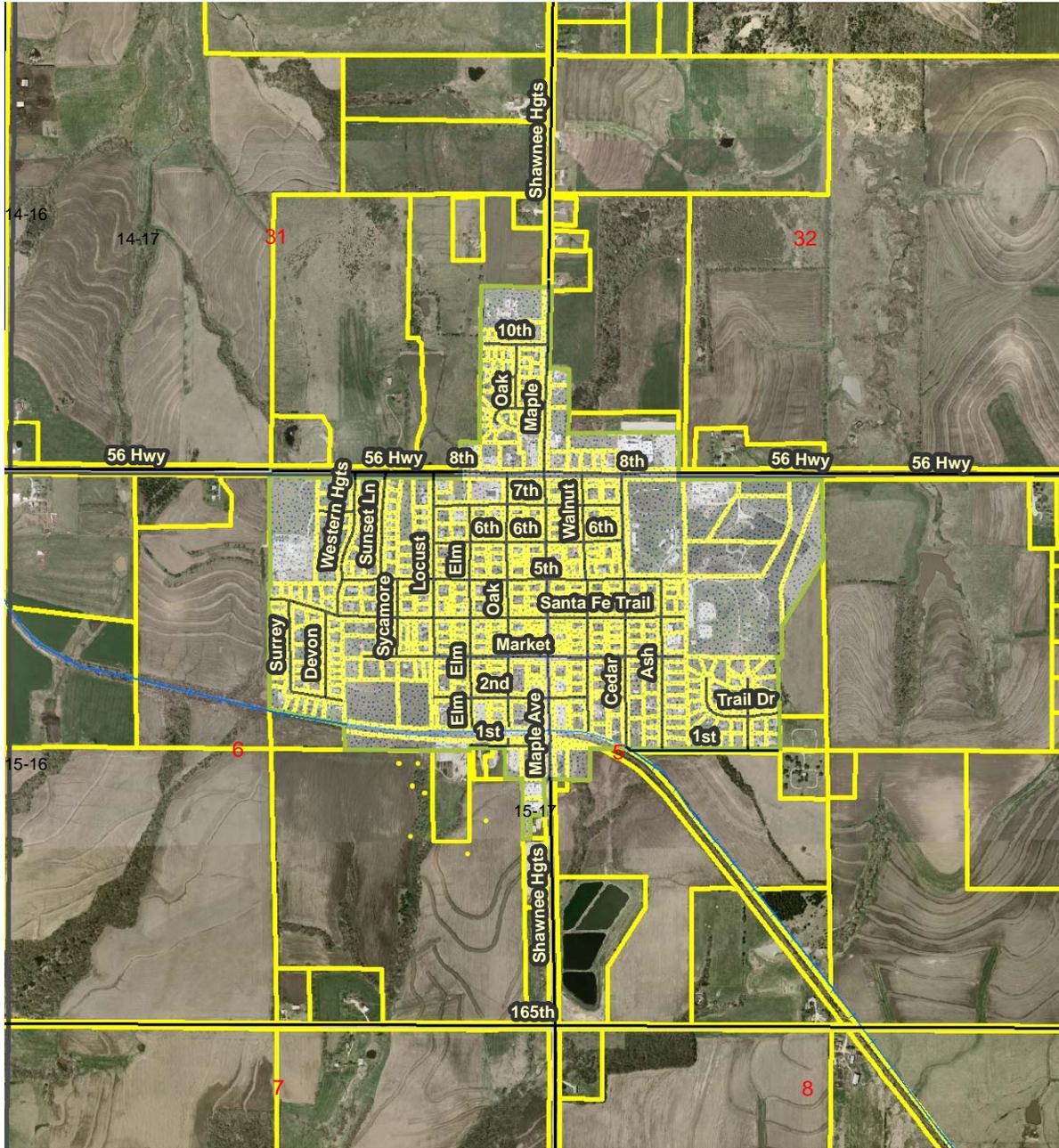
Osage County GIS/Mapping Department

City of Overbrook

Kansas State Historical Society

# Maps

## City of Overbook City Limits





## Survey

The Community Survey allowed respondents to insert unrestricted written comments. These comments reflect the opinion of those respondents and do not necessarily reflect the opinions of the, City management, City staff or elected officials. In the interest of accuracy, they have been inserted exactly as submitted. No errors of fact have been edited, nor have grammatical, formatting or typographical errors been corrected. The only exceptions are the deletion of obscenities and personal information. The comments are included for the sake of transparency and to allow the community to understand the opinions that exist. However, these responses do not indicate the level to which an opinion is held within the community.

**The Overbrook Planning and Zoning Commission would like your opinion.**

The Overbrook Planning and Zoning Commission is gathering information for the purpose of putting together a plan for future growth. This information will be used when making decisions regarding the growth of Overbrook.

Please review the following information and make your choices. We request that you return this information so that we can include your views in future planning. Please return this form to Overbrook City Hall by **June 1<sup>st</sup>**. Please note the more information that we receive the better we can plan for our growth.

1. The future growth of Overbrook depends on  
 Housing  Manufacturing  Retail Business  Other

2. What type of housing should be developed?  
 Single family  Duplexes  Apartment  Other

3. Price Range of Single Family Dwelling

4. How can we encourage young people to reside in Overbrook?

Homes to Buy  Homes to Rent  Service Business

Retail Business Jobs  Manufacturing

5. Should Overbrook adopt uniform codes for  
New Construction Electrical  Plumbing other

**6. Please circle either Yes or No Prioritize 1 to 8**

Y      N      City Wide Sales Tax to fund Special Projects      \_\_\_\_\_

Y      N      Special Tax incentives to new businesses who locate here      \_\_\_\_\_

Y      N      Should the City take an active role in persuading property upkeep      \_\_\_\_\_

Y      N      Overbrook should plan for growth in years to come      \_\_\_\_\_

Y      N      Special Tax incentives to new housing developers      \_\_\_\_\_

Y      N      Developer should develop streets and utilities for new building sites      \_\_\_\_\_

Y      N      Develop long-term plans for water lines and streets      \_\_\_\_\_

Y      N      New incentives or tax breaks for local businesses who make improvements \_\_\_\_\_

7. What does downtown revitalization mean to you? Please mark all that apply, circle the most vital:

- a. new business\_ b. decorating empty storefronts\_ c. cleaning up storefronts (painting, sidewalks)\_
- d. beautification e. other –

8. What kind of retail and commercial development would you like to see? Please mark all that apply, circle top choice:

- a. opening businesses downtown \_ b. opening businesses on Hwy 56 \_ c. extended business hours\_
- d. hardware store \_ e. family style restaurant \_ f. maintain small town atmosphere \_
- g. attract national chain store \_ h. bait shop \_ i. ice cream shop \_ j. other \_

9. Would you like to attract new industry and jobs to the area? Yes \_

If yes, what type? Please mark all that apply, circle top choice:

- a. manufacturing processes (if so, what type?) \_\_\_\_\_ b. Home-based businesses
- c. Specific types of jobs \_\_\_\_\_ d. Tourism \_\_\_\_\_ e. other \_\_\_\_\_

10. What would be of interest to you in the expansion of community services?

- a. Need for community building/senior center \_\_\_ b. Medical care and pharmacy \_\_\_
- c. Children's Activities d. other \_

11. What are your thoughts on the marketing of existing business and services?

12. Any plans developed will have to be paid for by funds acquired through a variety of sources. Please mark all that you would be willing to consider:

- a. sales tax b. property tax \_ c. tax rebate programs \_ d. grant funding\_
- e. federal funding f. low-interest loans g. voluntary donations of: time (grant writing, committee work)
- in-kind services \_\_\_ . or money ?

Please attach your answers on a separate sheet (if necessary), feel free to add any additional comments as well.

13. What business do we need to have in Overbrook?

14. What improvements should be made in Overbrook?

15. What do you like most (and/or least) about Overbrook?
16. How can Overbrook attract more business?
17. If Overbrook were to build new streets with curbs- how might we raise funding for plotting, asphalt and concrete? Would you be willing to pick up a portion of the cost for the area in front of your house?
18. Would a city wide sales tax be appealing if it had a duration period, such as 5 years, and was set aside for a special purpose?
19. If special groups or organizations wanted to fund a community project what would it be?
20. What type of business would you support in Overbrook?
21. What areas of Overbrook would you like to see cleaned up, if any?