

**DISTRICT IV ADVISORY BOARD
AGENDA 03-05-2018**

**March 5, 2018
6:30 p.m.**

**Lionel Alford Library
3447 S. Meridian
Wichita, KS 67217**

ORDER OF BUSINESS

Call to Order
Pledge of Allegiance
Approval of Agenda for March 5, 2018
Approval of Minutes for February 5, 2018

STAFF REPORTS

Fire Report

WFD will report on any specific issues of concern in the area.
Recommended Action: Receive and file.

Police Report

Community Police Officers will report on community policing issues in the area.
Recommended Action: Receive and file.

Library Report

Robyn Belt, Branch Manager, will report on activities for the Alford Branch Library, et al
Recommended Action: Receive and file.

PUBLIC AGENDA

Scheduled items

Lt. Scott Hiser, The Salvation Army Wichita West Orchard Corps, will provide information about their organization at 1910 S Everett St (District 4).

Off-agenda items

Any individual present that did not request to speak on the public agenda prior to the meeting may speak at this time.
Recommended Action: Receive and file.

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NEW BUSINESS

PUD2018-00001:

The applicant is seeking to establish the Steve Masters Center Planned Unit Development (PUD #58) on the SF-5 Single Family Residential (SF-5) zoned 0.87-acre unplatted tract general located on the north side of 47th Street South, approximately one quarter mile west of South Seneca Street. The intent of the attached PUD is to permit the continued use of this property for the business activity the applicant has conducted for some time. The business is primarily a mowing service business, but because of past activity associated therewith which has left mowers and other equipment outside of enclosed buildings, the applicant has been cited for violations of the Zoning Regulations. This application is an attempt to resolve all zoning violations for the business being operated at this site.

2018-00

According to records of the City and discussions with the applicant, the applicant acquired this property a number of years ago and used it for his residence. Subsequently, the mowing business was established. There have been a number of accessory buildings also constructed on the site by the applicant, many associated with the business.

All of the properties surrounding the site are zoned SF-5 Single Family Residential. Residential uses are located north, south, and east of the site.

Recommended Action: While the use of a PUD to modify zoning standards to allow this use is permitted; the overall character of the neighborhood and the intensity of the proposed use are not compatible. Therefore, staff recommends the establishment of the requested PUD be DENIED.

ZON2018-00003 and CON2018-00006:

The applicant is requesting a change in zoning from SF-5 Single-Family Residential District (SF-5) and MF-29 Multi-Family Residential District (MF-29) to LC Limited Commercial (LC), and a Conditional Use for an event center in the City for the 3.07-acre property at 537 West MacArthur Road, which is south of MacArthur Road on the west side of Gold Street and just to the west of I-235. The proposed event center will serve alcohol and have live entertainment. The attached applicant narrative proposes a set of operating conditions for the event center. The rezoning is necessary to be able to pursue the conditional use for the event center. Since the event center will serve alcohol and have live entertainment, the Unified Zoning Code (UZC) defines the use as a nightclub, which requires a Conditional Use when located with 300 feet of a residential zoning district. The subject property abuts residentially-zoned properties to the north, south and west and is across the street from residentially-zoned property to the east.

Recommended Action: Based upon the information available at the time the staff report was completed, staff recommends the requested rezoning **be approved from SF-5 Single Family Residential and MF-29 Multi-Family Residential to LC Limited Commercial; and the conditional use be approved subject to the conditions listed on the staff report.**

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ZON2018-00004 and CON2018-00007:

These applications are designed to accommodate the building of a structure designed to be used for the indoor salvage and storage of aircraft components. The site is currently zoned SF-5 Single Family Residential, and has previously been used as a single family residence. The application would see the construction of a 9,600 square foot warehouse on site, along with 9 parking spaces, two drive entrances, a privacy fence, and added space for future building expansions. This business is an expansion of an existing nearby business located at 7070 West Harry Street and 6925 West Mariposa Lane.

Recommended Action: Based upon information available prior to the public hearings, planning staff recommends that the request be **APPROVED** based on the stipulations listed on the provided staff report.

DELANO NEIGHBORHOOD PLAN 2018:

The *2001 Delano Neighborhood Revitalization Plan* was adopted as an amendment to the Wichita-Sedgwick County Comprehensive Plan in March 2001. After 15 years of implementing projects outlined in the 2001 Plan and changing conditions in the neighborhood, active neighborhood groups (Delano United and the Delano Neighborhood Association) and the City of Wichita recognized that the time was right to take a look at how the neighborhood would navigate its next chapter. The Metropolitan Area Planning Department was formally asked to revisit the Plan and draft an update.

Recommended Action: Receive information, comments, and file.

OLD BUSINESS

NONE

BOARD AGENDA

Updates, Issues, and Reports

Opportunity is provided for the Council Member and District Advisory Board Members to report any activities, events, or concerns in the neighborhoods and/or Council District.

Recommended Action: Provide comments/take appropriate action.

Adjournment

The next District IV Advisory Board meeting will be **April 2, 2018 at 6:30pm**, located at Lionel Alford Library at 3447 S. Meridian.