

**District VI Advisory Board  
Agenda  
[www.wichita.gov](http://www.wichita.gov)**

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

**Evergreen Library  
2601 N Arkansas, Wichita, KS 67204  
Conference Room**

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**ORDER OF BUSINESS**

- Call to Order
- Approval of Minutes for February 5, 2018

**PUBLIC AGENDA**

This portion of the agenda provides an opportunity for citizens to present issues that are not part of the regular agenda for the meeting. There is a five minute time limit for each speaker.

**1. Scheduled items:**

**Recommended Action:** Receive and file

**2. Off-agenda items:**

**Recommended Action:** Receive and file

**STAFF PRESENTATIONS**

**3. Community Police Report**

Community Police Officers will give a brief report on District VI issues, problems and events.

**Recommended Action:** Receive and file.

**4. Fire Department Report**

Staff will give a brief report on District VI issues, problems and events.

**Recommended Action:** Receive and file.

**NEW BUSINESS**

**5. Hoover Road Multi-Use Path from Zoo Boulevard to 29<sup>th</sup> Street North**

**Shawn Mellies, Public Works and Utilities**, will present on a concept design that has been prepared by TranSystems for a multi-use path along the east side of Hoover Road between Zoo Boulevard and 29<sup>th</sup> Street North. Challenges addressed during concept development include placement of the sidewalk outside of the open ditches and how get to get pedestrians across Zoo Boulevard. This project is one phase of a larger project to extend a multi-use path from Sedgwick County Park/Zoo to the City's Crystal Prairie Lake Park. In order to construct the path away from the existing drainage ditch, right-of-way will likely be needed in various locations from adjacent property owners. Construction is planned for late 2018 with completion in early 2019.

The 2017 Bike Enhancement Projects budget was approved by the City Council on July 19, 2016 for the design and construction of multiple bicycle facilities, including this project. The funding source is General

Obligation Bonds. Funding is available in the approved budget of \$1,603,010 for final design and construction of this project.

**Recommended Action:** Staff recommends that the proposed design concept be **APPROVED**.

**6. CON2018-00005**

**Dave Yearout, Metropolitan Area Planning Department**, will present on behalf of Central Plains Development, LLC, Robert Snyder (Owner); Ferris Consulting – Greg Ferris (Agent); APC Towers, LLC (Tower Owner) who is requesting a Conditional Use to allow the placement of a 100-foot tall cell tower for T-Mobile on property located south of 13<sup>th</sup> Street North on the east side of Bitting Avenue, on land adjacent to the Little Arkansas River. This property is zoned LC Limited Commercial (LC). This location is outside the area authorized for administrative approval of wireless communication facilities by the Wichita Wireless Communications Plan; therefore, the Unified Zoning Code requires a Conditional Use for a wireless communication in the LC District at the proposed location.

The lot in question is a leased portion of the land the applicant owns in the immediate area. In fact, except for the property at 715 West 13<sup>th</sup> Street, the applicant is the owner of all land south of 13<sup>th</sup> from Bitting Avenue to the Little Arkansas River, including the land zoned TF-3 Two Family Residential (TF-3) on the south side of the subject lot. The subject lot is adjacent to land along the Little Arkansas River owned by the Wichita Board of Park Commissioners, including Mead Island.

The applicant has provided a site plan for this location that shows the location of the proposed 100-foot tower being within the 30-foot by 55-foot fenced compound on the eastern edge of the subject property, which is the lease area on this lot. A six-foot, wooden privacy fence is proposed on the north and east sides of this compound. Access to the lease site will be from a drive entrance onto 13<sup>th</sup> Street. The only other “screening” is to be from the existing trees to the east and north of the tower site and the older buildings on-site.

This will be a monopole structure of a neutral color, much like other towers within the community. Another communication tower exists in the area; a 150-foot lattice tower on the north side of North High School at is approximately 1,450 feet to the north of the proposed location. That tower was approved by the Board of Zoning Appeals in Case No. BZA24-96 in February, 1997.

This location is within the vicinity of properties or area that have been designated as historic or are eligible as historic. It is noted for the record the 1997 approval for the 150-foot tower at North High School included approval of the Wichita Historic Preservation Board for the tower.

**Recommended Action:** Planning staff recommends that the request be **APPROVED** subject to the following conditions:

- A. The applicant shall obtain all permits necessary to construct the Wireless Communication Facility, and the Wireless Communication Facility shall be erected within one year of approval of the Conditional Use by the MAPC or Governing Body, as applicable.
- B. The support structure shall be a " monopole" design that is silver or gray or a similar unobtrusive color with a matte finish to minimize glare.
- C. The support structure shall be no taller than 100 feet in height, plus an additional five (5) feet for lightning suppression equipment.
- D. The equipment compound shall be screened with a six (6) foot tall solid screening fence.
- E. A site plan and elevation drawing indicating the approved design of the Wireless Communication Facility shall be submitted for approval by the Planning Director within 60 days of approval of the Conditional Use and prior to the issuance of the Conditional Use Resolution.
- F. The site shall be developed in general conformance with the approved site plans. All improvements shall be completed before the facility becomes operational.

- G. The applicant shall obtain FAA approval regarding "objects affecting navigable airspace" and "impacts to terminal instrument procedures" for the proposed wireless communication facility and shall comply with all conditions of FAA approval. The applicant shall submit a copy of FAA approval to the Metropolitan Area Building and Construction Department prior to the issuance of a building permit.
- H. The site shall be developed and operated in compliance with all federal, state, and local rules and regulations.
- I. If the Zoning Administrator finds that there is a violation of any of the conditions of the Conditional Use, the Zoning Administrator, in addition to enforcing the other remedies set forth in Article VIII of the Unified Zoning Code, may, with the concurrence of the Planning Director, declare that the Conditional Use is null and void.

**7. Briefing and Public Hearing on the Delano Neighborhood Plan**

**Matthew Williams, Metropolitan Area Planning Department**, will present the Delano Neighborhood Plan 2018. It is a community-wide vision for improvements and development in the Delano Neighborhood for the next 15 years. The plan outlines 11 recommendations for continued revitalization of the Delano Neighborhood through efforts focused on persevering the area's charm, creating unique places, and enabling development.

**Recommended Action:** Provide comment.

**BOARD AGENDA**

**8. Issues of Concern**

DAB members have the opportunity to ask questions regarding City topics and identify issues of concern to be addressed.

**Recommended Action:** Receive and file.

**9. Neighborhood Reports**

DAB members may report events/activities from the neighborhood/homeowners groups in their areas.

**Recommended Action:** Receive and propose appropriate action.

**UPDATES FROM COUNCIL MEMBER**

The next DAB VI meeting will be held at 6:30 p.m. on April 2, 2018, at the Evergreen Resource Center, 2700 N. Woodland, Wichita, KS 67203.

**ADJOURN**