

DISTRICT III ADVISORY BOARD

AGENDA

Dec. 4, 2013
6:30 p.m.

Wichita WATER Center
101 E. Pawnee

ORDER OF BUSINESS

- Call to Order
- Approval of minutes November 6, 2013

PUBLIC AGENDA

1. Scheduled Items

No items

Recommended Action: Receive and file.

NEW BUSINESS

2. Mead Corridor Consolidation - UPRR

Mike Armour, Public Works Engineering, will present information on the Mead Corridor. The 12 at-grade railroad crossings along the Mead corridor between Lincoln and Pawnee make it one of densest corridors in the City of Wichita. Repetitive crossings like this increase risk, maintenance costs, signal problems, and noise concerns (train horns). The proposal involves closing Boston and Clark to through traffic at the railroad tracks near Mead. These crossings were selected due to low traffic volumes, low impact on local commercial traffic, and the high cost of upgrading the crossing at Clark if it remains open. Permanent closures would involve installation of barricades at the railroad tracks at Boston and Clark, removal of the gates and signal cabin at Boston, and removal of the cross bucks at Clark. Some grading may be performed on approaches. Mead would remain open. Traffic would still have access to adjacent crossings with little or no additional length to current trips.

Recommended Action: That the District Advisory Board approve the closures

3. ZON2013-00034 and CON2013-00030 Wrecking and salvage 1200 East MacArthur Road

Dale Miller, MAPD, will present the request. The property is platted as the Wilson & Brown 2nd Addition, and is currently occupied by Auto Recyclers of Kansas, which appears to be engaged in “wrecking and salvage” activity. The first approximately 55 feet of the application area is zoned SF-5 Single-family Residential (SF-5); the remaining approximately 389 feet of the property is zoned GC General Commercial (GC). The applicant is requesting LI Limited Industrial (LI) zoning and “conditional use” approval to permit “wrecking and salvage.” The reason given by the applicant for the current application is an intention to build a canopy next to the existing building that fronts East MacArthur. See the attached site plan which depicts the existing building and the proposed canopy. The existing building and proposed canopy will be used to support the site’s existing “wrecking and salvage” operation. The site plan also indicates the applicant leases property for his business activities from the property owner located to the east. Existing fencing is shown on the site plan as are 17 parking spaces.

Recommended Action: Planning staff recommends that the request be approved, subject to the 14 listed conditions.

4. **ZON2013-37 USD 259**

Dale Miller, MAPD, will present the request. The applicant requests a zone change from MF-29 Multi-family Residential (MF-29) to GO General Office (GO) on a .5-acre site along the east side of the existing Jardine Middle School. The subject site is located along Ross Parkway, approximately ¼ east of Hillside and ½ mile south of Pawnee. The applicant proposes to develop the property with a medical facility in association with the middle school. A school is a permitted use under the existing MF-29 zoning; the proposed medical clinic requires a change in zoning. The application area is owned by USD 259 who will maintain ownership of the property.

The medical facility will be opened year round and will serve Jardine Middle School students, faculty and the surrounding neighborhood. Development on the site will be required to meet screening, building height, dumpster location, landscaping, parking and all other requirements of the Unified Zoning Code.

Recommended Action: Planning staff recommends that the request that the request for the General Office (GO) zoning be approved.

BOARD AGENDA

5. **Update from Council Member**

- Update on the Office of Community Engagement

6. **Adjournment**

The next meeting for the District III Advisory Board will be at 6:30 p.m. on Jan. 8, 2014, at the Wichita WATER Center, 101 E. Pawnee.