

# DISTRICT I ADVISORY BOARD AGENDA

January 06, 2014

6:30 p.m.

Atwater Neighborhood City Hall, 2755 E. 19<sup>th</sup>

## ORDER OF BUSINESS

Call to Order

Approval of Agenda for January 06, 2014

Approval of Minutes for December 02, 2013

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### Public Agenda

Board will hear public issues from individual citizens regarding City issues not scheduled on the agenda. Each presentation is limited to five minutes unless extended by the Board.

#### 1. Agenda Items

##### **Mayor's Youth Council Introduction**

#### 2. 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.

### Staff Reports

#### 3. Fire Report

**Fire Department** will provide information on activity in District 1 community.

**Recommended Action:** Receive and file.

#### 4. Police Report

**Police Department** will provide information on activity in District 1 community.

**Recommended Action:** Receive and file.

### New Business

#### 5. CON2013-00033

**Bill Longnecker, Planning**, will present on a request for a day care general on SF-% Single family Residential property.

**Location:** East of Grove Street on the southeast corner of Estelle Avenue and 24<sup>th</sup> Street North (2821 E 24<sup>th</sup> St. N)

**Recommendation:** Based upon information available prior to the public hearings, planning staff recommends that the request be APPROVED, subject to conditions listed in the staff report.

#### 6. CON2013-00029

**Bill Longnecker, Planner**, will present on city conditional use request for ancillary parking on TF-3 Two-Family Residential zoned property.

**Location:** West of Oliver Avenue on the northeast corner of Belmont Avenue and 13<sup>th</sup> Street North.

**Recommendation:**

Based on the information prior to the public hearing, MAPD staff recommends the application be APPROVED, subject to the following conditions listed in the staff report.

7. **ZON2013-39**

**Bill Longneck, Planner**, will present a request. The applicant's GO General Office (GO) zoned site is developed with a medical office and hospital use. The applicant intends to continue medical office and hospital use on the site, but desires increased signage as allowed under LC Limited Commercial (LC) zoning. The applicant submitted a voluntary Protective Overlay (PO) restricting land uses to those permitted in the GO zoning district, but permitting signage in accordance with LC zoning under the Sign Code, see the attached letter from the applicant. The application area received three Sign Code variances and one administrative adjustment between 2001 and 2006 (case numbers BZA2001-21, BZA2006-26, BZA2006-34 and BZA2006-36). Those variances and adjustments allowed: an increase in ground sign size from 32 to 96 square feet, an increase in building sign size from 32 to 130 square feet, an increase in the number of signs for a business from one to two, the internal illumination of building signs, and a decrease in ground sign separation from 150 to 100 feet. The addition of an emergency room to the site prompted the three cases in 2006, as the applicant was concerned with adequate signage during emergency situations.

**Location:** East of North Woodlawn and ½ mile south of 29<sup>th</sup> Street North (2600 N. Woodlawn)

**Recommendation:**

Planning staff recommends that the request for LC zoning be APPROVED subject to a Protective Overlay with the following conditions:

1. The subject property shall be limited to those uses as permitted by the GO zoning district only.
2. Signs shall be permitted in accordance with the City of Wichita Sign Code for the LC zoning district. No building signs are permitted on the south or east building facades facing residential zoning. A pole or monument sign shall not be permitted on the southern 60 feet of the Woodlawn frontage.

**Board Agenda**

8. **Updates, Issues and Reports**

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

**Recommended Action:** Receive and file.

**General Comments/Announcements**

- *Next meeting of DAB I will February 03, 2014, Atwater Neighborhood City Hall at 6:30 p.m.*

**Adjourn**