

DISTRICT III ADVISORY BOARD

AGENDA

March 5, 2014
6:30 p.m.

Wichita WATER Center
101 E. Pawnee

ORDER OF BUSINESS

- Call to Order
- Approval of minutes January 8, 2014

PUBLIC AGENDA

1. Scheduled Items

Whitney Crager, Sedgwick County Department of Aging, will be speaking to the DAB to introduce herself and the services that she is able to offer for the County. She will also be soliciting advice on how to perform outreach with the senior population of District III and Planeview specifically.

Recommended Action: Receive and file.

Racial Profiling Advisory Board will introduce themselves to the DAB. The RPAB would like to introduce their mission and their accomplishments. The RPAB works in collaboration with WPD in conducting education workshops, assisting WPD with racial profiling training, and empowering the community via education.

Recommended Action: Receive and file.

STAFF REPORTS

2. Community Police Report

Community Police Officers for District III will report on specific concerns for the area.

Recommended Action: Receive and file.

3. Wichita Fire Dept. Report

WFD staff for District III will report on specific concerns for the area.

Recommended Action: Receive and file

NEW BUSINESS

4. O.J. Watson Park Master Plan

Karen Holmes, Recreation Superintendent, Parks and Recreation Department, will present on the O.J. Watson Park Master Plan. O.J. Watson Park is a 119 acre site along the Arkansas River in south Wichita. The park includes a 40-acre lake for fishing and pedal boats and also offers a variety of recreational opportunities, such as mini golf, train rides, pony rides, volleyball, and picnicking. The primary objective of the O.J. Watson Park Master Plan is to achieve direct cost recovery of 100% by 2015, in order to be in compliance with the 2014-2015 Adopted Budget. The goal of this process is a Master Plan that is adopted by the Wichita City Council that will guide operations and capital investments in the Park for the next 20 to 30 years.

Recommended Action: Receive staff report about O.J. Watson Park Master Plan and provide guidance about prioritization of capital improvements at the site.

5. ZON2014-00005

Jess McNeely, MAPD, will present the request. The applicant seeks a Conditional Use to permit a Nightclub in the City on property zoned LC Limited Commercial (LC), generally located south of Pawnee Avenue, south of Wassall Street and west of Hydraulic (2841 S. Hydraulic). The proposed site is within a larger strip commercial center, the space was previously used as a bingo hall. The applicant now wishes to obtain an Entertainment Establishment license to allow dance lessons, dances, and reception rentals; the applicant desires the flexibility to have alcohol catered at receptions. The applicant's site plan (see attached) indicates 80 parking spaces, more parking spaces would be available within the larger commercial center. Historically this site has been a bingo hall with evening activity which did not appear to negatively impact the neighborhood. The proposed dance lesson and dance hall business is not out of character with the surrounding neighborhood, a bar exists in the neighborhood nearby. The proposed reception rental facility could impact residences west and south of the site if hours are late and crowd sizes are large. The site appears to meet all other zoning code requirements, such as parking and a screening requirement from single-family residences. All property owners within 200 feet of the site have been notified of this request, no property owners have contacted staff.

Recommended Action: planning staff recommends that the request for conditional use permit be **APPROVED** subject to the seven listed conditions.

BOARD AGENDA

6. Update from Council Member

7. Adjournment

The next meeting for the District III Advisory Board will be at 6:30 p.m. on April 2, 2014, at the Wichita WATER Center, 101 E. Pawnee.