

# DISTRICT III ADVISORY BOARD AGENDA

October 1, 2014  
6:30 p.m.

Wichita Water Center  
101 E. Pawnee  
Wichita, KS 67211

## ORDER OF BUSINESS

Call to Order  
Approval of Agenda for October 1, 2014  
Approval of Minutes for September 3, 2014

## PUBLIC AGENDA

1. Scheduled items

None

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.

**Recommended Action:** Provide comments/take appropriate action.

## NEW BUSINESS

3. CON2014-27: Conditional Use for a Nightclub in the City within 300 feet of residential zoning

**Jess McNeely, Planning**, will be presenting on a request for Conditional Use for a Nightclub in the City within 300 feet of residential zoning located on the Southwest corner of Morris Street and South Washington Avenue (911 E. Morris). The site is developed with a one-story brick building and approximately 13 off-street parking spaces. The County Tax Assessor lists "bar/tavern/lounge" as the current land use, a drinking establishment has functioned on the site as a legal non-conforming use. The applicant wishes to obtain an entertainment license and therefore requests this conditional use for a "nightclub in the city." Nightclub in the city is defined by the Unified Zoning Code (UZC) as an establishment that provides entertainment and/or dancing, where alcoholic beverages are served and where food may or may not be served. The UZC permits a nightclub in the city in the GC zoning district by right, but requires a conditional use if the property is located within 300 feet of a church, park, school or residential zoning district. The application area is approximately 100 feet from a residential zoned property at the northeast corner of Morris and Washington, and is within 300 feet of residential zoned property one block to the east along S. Ida Ave. All residential zoned properties within 300 feet of the application area are zoned B Multi-family Residential and are developed with single-family homes.

**Recommended Action:** Planning staff recommends that the request for a Conditional Use for a Nightclub in the City be **APPROVED**, subject to the seven listed conditions.

**4. South Side CommUNITY Day**

**Case Bell, Community Liaison**, will be presenting on the upcoming South Side CommUNITY Day event at OJ Watson Park on October 11<sup>th</sup> from 11am-1pm.

**Recommended Action:** Receive and file.

**BOARD AGENDA**

**5. 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.

**6. Adjournment**

The next District III Advisory Board meeting will be November 5, 2014 at 6:30pm at The Wichita Water Center, 101 E. Pawnee.