

# DISTRICT III ADVISORY BOARD AGENDA

December 3, 2014  
6:30 p.m.

Wichita Water Center  
101 E. Pawnee  
Wichita, KS 67211

## ORDER OF BUSINESS

Call to Order  
Approval of Agenda for December 3, 2014  
Approval of Minutes for November 5, 2014

## PUBLIC AGENDA

### 1. Scheduled items

**Salvation Army** will be presenting on their Season Pass program.

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

### 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. ZON2014-26

**Dale Miller, Planning**, will present on a request for a change to Limited Industrial (LI) zoning on a site that is currently zoned Limited Commercial (LC), Two-Family Residential (TF-3). The lot is generally located ¼ mile south of Pawnee Avenue, east of Southeast Drive (2530 Southeast Drive). The applicant is of the opinion that rezoning the site to the LI district would make the property more attractive to a larger set of potential users than if the site remains zoned LC and subject to the site's current development standards, described in the "case history" section of the provided staff report.

**Recommended Action:** Planning staff recommends that the request for LI zoning be approved subject to the 13 listed provisions of Protective Overlay #292.

**4. ZON2014-29**

**Dale Miller, Planning**, will present on a request for a change to MF-18 Multi-Family Residential (MF-18) zoning on .436 acre. The site is located 100 feet south of West Funston Street, east of South Silver Street (two and one-quarter blocks south of West Harry Street, east of the Arkansas River), and is addressed as 1814 and 1816 South Silver Street. At the subject site, South Silver Street intersects with South Greenway Boulevard, a paved two-lane local street. The subject site is currently zoned SF-5 Single-Family Residential (SF-5), and is developed with two single-family residences and some accessory structures. The application area contains five and one-quarter lots that are divided into two separate tax parcels, each with a single-family residence. The residences were built in 1920 and 1940. Staff does not have any information regarding the structural condition of the homes; however, the county's appraised value for the two structures is \$26,300 and \$30,580. If the request is approved, the applicant's stated intention is to develop two structures containing four dwelling units apiece, which is not permitted by the site's current zoning.

**Recommended Action:** Planning staff recommends that the request for MF-18 zoning be approved subject to the site being developed in conformance with applicable development standards and the submission of a no-protest agreement for the paving of South Silver Street.

**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 December 7, 2014 at 6:30pm at The Wichita Water Center, 101 E. Pawnee.