

**DISTRICT IV ADVISORY BOARD  
AGENDA**

**March 2, 2015  
6:30 p.m.**

**Lionel Alford Library  
3447 S. Meridian  
Wichita, KS 67217**

**ORDER OF BUSINESS**

Call to Order  
Pledge of Allegiance  
Approval of Agenda for March 2, 2015  
Approval of Minutes for February 2, 2015

**STAFF REPORTS**

**1. Fire Report**

WFD will report on any specific issues of concern in the area.

**Recommended Action:** Receive and file.

**2. Police Report**

Community Police Officers will report on community policing issues in the area.

**Recommended Action:** Receive and file.

**PUBLIC AGENDA**

**3. Scheduled items**

None

**4. 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

### 5. ZON2015-02

**Bill Longnecker, Planning**, will present on a request for MF-29 Multi-Family Residential zoning for the site generally located on the west side of South All Hallows Avenue, south of West Maple. The applicant is requesting MF-29 Multi-Family Residential (MF-29) zoning on vacant, platted lots that total approximately 0.50-acre. The site is currently zoned SF-5 Single-Family Residential (SF-5). The site consists of Lots 13, 15, 17, 19, 21 and 23; Block 3, College Green Addition, located south of West Maple on the west side of South All Hallows Avenue. The applicant proposes build multi-family residential. The purpose of the MF-29 Multi-Family Residential District is to accommodate high-density, Multi-Family residential development and complementary land uses.

**Recommended Action:** Planning staff recommends that the request be **APPROVED**.

### 6. ZON2015-05

**Bill Longnecker, Planning**, will present on a request for LC Limited Commercial zoning at the site generally located south of Harry Street, south of Merton Street, on the east side of Meridian Avenue (1706 S. Meridian). The application area has 50 feet of frontage along Meridian, with 130-foot depth. The site is currently zoned MF-29 Multi-family Residential and county records describe the current use as warehouse distribution or storage facility. The applicant seeks a zone change to LC Limited Commercial. Property to the south was rezoned from MF-29 to LC in 2007, along with property to the north, which was also rezoned MF-29 to LC in 2007. This request would complete the block with LC zoning.

**Recommended Action:** Planning staff recommends that the request be **APPROVED**.

### 7. CON2015-03

**Bill Longnecker, Planning**, will present on a request for a Conditional Use to permit a nightclub in the City at the site generally located midway between West Street and I-235, on the southwest corner of Douglas Avenue and Anna Street (4801 W. Douglas). The applicant, Wichita Memorial Post #3115 Veterans of Foreign Wars (VFW), Inc., is requesting consideration for a Conditional Use for nightclub in the city, with restrictions, on the LC Limited Commercial zoned lot located on the southwest corner of Douglas Avenue and Anna Street. The applicants' liquor license is current and there is no restriction on the amount of liquor served and consumed on the site. The applicant proposes to provide a venue for special events, such as hosting welcome home parties, weddings, birthdays, karaoke and dances with or without live music and similar activities for the members of VFW Post #3115 and their guest.

**Recommended Action:** Planning staff recommends that the request for a nightclub in the city be **APPROVED**, subject to the six listed conditions.

**8. PUD2015-01**

**Bill Longnecker, Planning**, will present on a request for the establishment of Planned Unit Development 2015-00001 to permit uses allowed in the LI Limited Industrial district and residential uses. The applicant is seeking to rezone approximately 51 unplatted acres located at the southwest corner of West MacArthur Road and South Seneca Street from the SF-5 Single-Family Residential (SF-5) and Limited Commercial (LC) districts to the Planned Unit Development (PUD) #45 District. The majority of the property is undeveloped and has been for many years, as far as staff can determine. The northeastern corner of the site, approximately 7.6 acres, is zoned LC. A portion of the LC zoned land previously contained a convenience store or gas station. The convenience store/gas station has recently been demolished.

**Recommended Action:** Planning staff recommends that the request be **APPROVED** subject to platting within one year and the development standards contained on the face of the approved PUD drawing, unless specifically modified by the recorded plat. The location of driveways, building setbacks, street right-of-way and the location of stormwater detention features may be modified by the plat and will not require adjustment or amendment of the PUD drawing.

**BOARD AGENDA**

**9. 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.

**10. Adjournment**

The next District IV Advisory Board meeting will be April 6, 2015 at 6:30pm, located at Lionel Alford Library at 3447 S. Meridian.