

**DISTRICT III ADVISORY BOARD  
AGENDA**

**March 4, 2015  
6:30 p.m.**

**Wichita Water Center  
101 E. Pawnee  
Wichita, KS 67211**

**ORDER OF BUSINESS**

Call to Order  
Approval of Agenda for March 4, 2015  
Approval of Minutes for February 4, 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. ZON2015-07**

**Dale Miller, Planning**, will be presenting on a request for TF-3 Two-Family Residential zoning for the site generally located south of 63rd Street South and west of Clifton Avenue. The applicant is requesting TF-3 Two-Family Residential (TF-3) zoning on the platted approximately 13.2-acre SF-5 Single-Family Residential (SF-5) zoned site. The site consists of 43 lots located east of Jade Avenue in the east portion of the Clifton Cove Addition. The Clifton Cove Addition is located on the south side of 63<sup>rd</sup> Street South between Clifton Avenue and the Arkansas River. The remaining partially developed 65 lots of the Clifton Cove Addition are zoned SF-5.

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

4. **CON2015-04**

**Dale Miller, Planning**, will be presenting on a request for conditional use to permit mining and quarrying at the site located at the southwest corner of East 55<sup>th</sup> Street South and South Clifton Street. The property is zoned SF-5 Single-Family Residential (SF-5). Access to the site is proposed to be a 50-foot wide road from South Clifton Street. The active excavation area is to be buffered by existing vegetation that is to remain. Inside the buffer strip is an access road that is to ring the work area. The site is located in the flood fringe of the Arkansas River floodplain. Significant tree rows exist along the east, south and west property lines. There is not a significant tree row along the northern property line. The proposed excavation prepares the site for future single-family residential development and addresses a need for fill dirt at an offsite construction location. The applicant estimates the site will generate approximately 15 truck trips per day when in operation. The applicant is requesting a ten-year time frame to complete excavation. It is anticipated that excavation activities will occur in sporadic fashion. Excavation will occur when material is needed and will stop when a project is completed until such time as the site reaches the limits of excavation and/or market demand dictates that the site should transition from a soil removal operation to a subdivisiojcn.

**Recommended Action:** Planning staff recommends that the request be **APPROVED** subject to the 20 listed conditions.

5. **Flood Plain Maps**

**City staff from Public Works** will be present to introduce citizens to the new FEMA Floodplain Mapping process.

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

**BOARD AGENDA**

6. **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.

7. **Adjournment**

The next District III Advisory Board meeting will be April 1, 2015 at 6:30pm at The Wichita Water Center, 101 E. Pawnee.