

District III Advisory Board Minutes
March 4, 2015
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The District III Advisory Board meeting was held at 6:30 p.m. at the Wichita WATER Center, 101 E. Pawnee, Wichita, KS 67211; nine District Advisory Board members; two City staff and 10 signed in members of the public were present.

Members Present

Paul Davis
Eric Bell
David Robbins
Terry Brewster
Bruce Gass
Gerald Henry
Marjorie Griffith
Elena Ingle
Connie White
Council Member James Clendenin

Staff Present

Case Bell, Community Liaison
Firefighter Tim Gorscha, Wichita Fire
Don Henry, Public Works
Renee Batchman, Public Works

Guests

Listed on last page

Members Absent

Wendy Ratliff

ORDER OF BUSINESS

At 6:30 p.m. **Council Member James Clendenin** called the meeting to order. Minutes from the February 4, 2015 meeting were approved. The agenda for the current meeting was approved.

STAFF REPORTS

Firefighter Gorscha, Wichita Fire, reported that City-wide there were 15 structure fires. Three of those fires were in District III, one was a garage fire, one was a shed, and one was a house fire (2 undetermined cause and 1 accidental). For 2014 there were 36 fire incidents and 12 structure fires in District III. EMS and service alarms were up for the area.

DAB? Regarding 911 calls, has that changed so that EMS and fire aren't being dispatched to the same calls?

A: It's being discussed, but no change yet.

DAB? Are you full staffed? **A:** Yes, everything they are budgeted for is staffed.

PUBLIC AGENDA

Scheduled Items

None

Off-agenda items

George Theoharis invited everyone to a March 16th Mayor Forum at the Bingo Casino Hall at Grove and Mt. Vernon.

NEW BUSINESS

Scheduled Items

Dale Miller, Planning, presented 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 63rd Street South between Clifton Avenue and the Arkansas River. The remaining partially developed 65 lots of the Clifton Cove Addition are zoned SF-5.

There was only one concern brought up by a citizen which was about the traffic on 63rd St. Right now that traffic is coming around a curve so people may not be able to see oncoming traffic when pulling out of the area. This could be addressed during replatting the access point can be moved if the traffic engineer sees any issues.

DAB? Will these be rentals or owner-occupied? **A:** It's hard to say right now. One developer could buy them all and rent them or the more common situation is one owner buys the entire duplex and lives in one side and rents out the other. The applicant said that the rent is high enough that they hope that it should discourage bad tenants.

DAB? Do you want to reduce the speed limit at 63rd and Clifton? **A:** Citizens claimed it was a dangerous intersection so that may happen down the road, but that issue would be addressed as a separate issue.

DAB? Would the owner of the plot have the option to build a single family home? **A:** Yes, this zoning change would only add the usage of duplexes.

Motion: That the request be **APPROVED**.

Result: Motion passed 7-2 with Davis and Ingles dissenting.

Dale Miller, Planning, presented on a request for conditional use to permit mining and quarrying at the site located at the southwest corner of East 55th 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 subdivision.

DAB? Have you received permits yet? **A:** Yes over 3 weeks ago.

DAB? Has work already started without the zoning change? **A:** Yes, current zoning allows it if you leave the dirt on site. This zoning change allows them to move it off site.

DAB? Will taking dirt out cause lakes to form? Concerned with birds on the lakes causing trouble for McConnell. **A:** Eventually it will cause two lakes. Condition #2 of the conditional usage states that if they have a body of water they have to adhere to FAA ordinances regarding attracting wildlife.

DAB? Is there anything preventing this zoning change to mining from allowing other uses? **A:** Yes this change specifically only allows the one use.

Motion: That the request be **APPROVED** subject to the 20 listed conditions.

Result: Motion passed 8-1 with Ingles dissenting.

Don Henry, Public Works, spoke regarding the proposed flood plain maps. FEMA, the Federal Emergency Management Agency, has revised the flood plain maps which affected quite a few people in Wichita, mostly in Northwest and West Wichita. Every district has homes that either moved into a flood plain, out of a flood plain, or their flood plain status remained the same. The update came about because of new mapping technology. The proposed new maps are available at [Http://www.wichita.gov](http://www.wichita.gov) by clicking on the banner at the top of the page that says Flood Plain Maps. The new maps are proposed to go into effect in Summer of 2016.

DAB? Does your homeowner's policy protect against floods? **A:** No, you have to have separate flood insurance.

DAB? What does it mean if your property is taken off the flood plain map? **A:** It means that your property is above the flood line of a 100 year flood (a level of flooding that statistically only happens once per year).

BOARD AGENDA

Council Member Clendenin reported that there was a District III breakfast on February 21st in which 25 people were in attendance. The plan is to start doing them bi-monthly.

Council Member Clendenin spoke about the economic impact of the KC46 program coming to McConnell and how it improves Wichita's role in the world.

Council Member Clendenin: The Rainbow Bread Bakery community meeting took place. In December of 2014, the DAB recommended that the entrance to the old Rainbow Bread Bakery building off of Minneapolis be closed to protect the residents. **Council Member Clendenin** was unable to take that recommendation due to reports from emergency responders that closing that exit would pose a safety hazard. The community meeting involved police, commercial inspectors, engineering, and the developer and was well attended by the residents.

Meeting was adjourned.

The next meeting for District Advisory Board III will be held at 6:30 p.m., April 1, 2015, at Wichita WATER Center, 101 E Pawnee.

Respectfully submitted,
Case Bell, Community Liaison – District III

Guests

Nancy Ross
Don Jarboe
Rick Hays
Meg Hays
Troy Emigh

Lonny Wright
Jerry Crowley
George Theoharis
Janet Wiele
Danny Clemmer