

**District VI Advisory Board
Agenda
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**Monday
June 1, 2015
6:30 p.m.**

**Evergreen Recreation Center
2700 N. Woodland, Wichita KS 67204
Lounge Clubroom**

ORDER OF BUSINESS

- Call to Order
- Approval of Minutes for May 20, 2015

PUBLIC AGENDA

This portion of the agenda provides an opportunity for citizens to present issues that are not part of the regular agenda for the meeting. There is a five minute time limit for each speaker.

**1. Scheduled items:
None**

Recommended Action: Provide comments/take appropriate action.

2. Off-agenda items:

Recommended Action: Provide comments/take appropriate action.

STAFF PRESENTATIONS

3. Community Police Report

Community Police Officers will give a brief report on District VI issues, problems and events.

Recommended Action: Receive and file

4. Fire Department Report

Community Fire Officers will give a brief report on District VI issues, problems and events

Recommended Action: Receive and file.

NEW BUSINESS

5. ZON2015-00012 & CON2015-00010 – Conditional Use for warehouse/self-storage

Kathy Morgan, Metropolitan Area Planning Department, will present the proposed request for a zone change from SF-5 Single-Family Residential (SF-5) to Limited Commercial (LC) for 4.94 acres of a 5.5-acre unplatted parcel, located at 6008 W. 29th St. N. (west of North Hoover Road on the north side of West 29th Street North). In 1958, Sedgwick County zoned three of the four corners (northwest, northeast, southeast) of the intersection of North Hoover Road and West 29th Street North to LC in anticipation of commercial development. The east portion of the parcel, approximately 0.45 acre currently zoned LC, was part of the 1958 LC zone change. In addition to the requested zone change to LC, the applicants have submitted a request for a conditional use to allow “warehouse/self-service storage” on the site (CON2015-10).

At its regular meeting on April 2, 2014, the Wichita-Sedgwick County Metropolitan Area Planning Commission (MAPC) considered the case and heard from numerous concerned citizens. In general terms, the issues raised by the citizens were: increased traffic, child safety, storm water drainage, incompatibility of the use that close to single-family homes, property devaluation and lack of specifics regarding the appearance of the facility. Protest petitions representing 47.98 percent of the land area located within 200 feet have been submitted. The action of the MAPC was to approve the request subject to the seven listed conditions.

DAB V heard the case at the April 21, 2015, meeting; 20-30 neighbors attended the DAB meeting expressing concerns similar to those presented at the MAPC meeting. The DAB voted to deny the application (6-1). At the close of the protest period, 47.98 percent of the valid protest area had submitted protest petitions. The Wichita City Council considered the case on May 5, 2015, and voted to send the case back for consideration to DAB V, DAB VI and the MAPC.

Recommended Action: Planning staff recommends that the proposed zone change and conditional use for warehouse/self-storage be approved subject to Sec. III-D.6.y and the seven listed conditions.

6. **ZON2015-00020 - zone change from GC General Commercial and B Multi-Family Residential to CBD Central Business District**

Bill Longnecker, Metropolitan Area Planning Department, will present the requested zone change, which would provide less restrictive zoning for the proposed expansion of the Catholic Charities building, the Lord's Diner. The applicant, Catholic Diocese of Wichita, is requesting a zone change from GC General Commercial and B Multi-Family Residential to CBD Central Business District. The brick and stone, one story Lord's Diner (built 2001), a brick three-story office and parking occupy the platted approximately 1.34-acre site, located on the northeast corner of Central and Broadway Avenues. The Lord's Diner provides free hot evening meal in a safe environment, 365 days a year to anyone needing this service. More than the site's current zoning the proposed CBD more effectively resolves such issues parking and setbacks that would be triggered by the proposed expansion of the diner. The CBD zoning also matches the applicant's stone, CBD zoned Cathedral of the Immaculate Conception complex located south of the site across Central Avenue. This is the first application for CBD zoning north of Central Avenue.

Recommended Action: Planning staff recommends that the request for CBD zoning be approved.

BOARD AGENDA

7. **Issues of Concern**

DAB members have the opportunity to ask questions regarding City topics and identify issues of concern to be addressed.

Recommended Action: Receive and propose appropriate action.

8. **Neighborhood Reports**

DAB members may report events/activities from the neighborhood/homeowners groups in their areas.

Recommended Action: Receive and file.

UPDATES FROM COUNCIL MEMBER

The next DAB VI meeting will be held at 6:30 p.m., July 6, 2015, at the Evergreen Rec Center, 2700 N. Woodland, Wichita, KS 67203.

ADJOURN