

# DISTRICT I ADVISORY BOARD AGENDA

August 3, 2015, 6:30 p.m.

Atwater Neighborhood Resource Center  
2755 E. 19<sup>th</sup> St. N., Wichita, KS 67214

## ORDER OF BUSINESS

Call to Order  
Swearing in of DAB members  
Approval of Agenda for August 3, 2015  
Approval of Minutes for July 6, 2015

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### Public Agenda

Board will hear public issues from individual citizens regarding City issues not scheduled on the agenda. Each presentation is limited to five minutes unless extended by the Board.

1. Scheduled Items

No items.

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.

### Staff Reports

3. Fire Report

**Fire Department** will provide information on activity in the District I community.

**Recommended Action:** Receive and file

4. Police Report

**Police Department** will provide information on activity in the District I community.

**Recommended Action:** Receive and file

### Old Business

5. 21<sup>st</sup> and Oliver design concept

**Paul Gunzelman, Public Works Engineering**, will present the design concept. On April 28, 2015, the City Council approved an agreement with MKEC Consultants to design improvements to the intersection of 21<sup>st</sup> Street North and Oliver.

The intersection of 21<sup>st</sup> Street and Oliver is currently signalized with single left turn lanes on all approaches and free-flowing right turn lane for westbound traffic that can cause safety issues with pedestrian traffic. The intersection is in need of upgrades in conjunction with the development of Wichita State's Innovation Campus and the anticipated increase in traffic counts. The design concept of the proposed improvements being considered consist of the following:

- New traffic signals, brick crosswalks and connections to existing sidewalks;
- Dual left turn lanes on all approaches; and
- Dedicated right turn lanes on all approaches
- 10' wide multi-use path on the west side of Oliver

The intersection will be open to traffic throughout construction in at least one direction; left turns at the intersection will be prohibited. Construction is planned to begin in spring 2016 and be completed in late 2016.

The proposed 2015-2024 CIP includes funding in the amount of \$500,000 for 2015 and \$3,500,000 for 2016 for total of \$4,000,000. The funding source is General Obligation Bonds.

**Recommended Action:** It is recommended that the District Advisory Board recommend approval of the proposed design concept presented by staff.

**New Business**

**6. CON2015-00024**

**Bill Longnecker, Metropolitan Planning Department,** will present a request a conditional use to operate a group residence, limited, on the MF-29 Multi-Family Residential (MF-29) zoned site located approximately 62 feet north of 14<sup>th</sup> Street North on the east side of Hillside Avenue; Unified Zoning Code (UZC), Sec.III-B.8.c.1. A group residence, limited, is a residential facility occupied by six to 15 persons providing cooking, sleeping and sanitary accommodations for a group of people, not defined as a family, on a weekly or longer basis. Typical uses include fraternity or sorority houses, dormitories, residence halls, boarding or lodging houses, children's homes, and emergency shelters for the homeless and for victims of crime, abuse or neglect. The term group residence does not include Group Homes or Correctional Placement Residences; UZC, Sec.II-B.5.i and Sec.II-B.5.k. The applicants' non-restrictive facility is for juvenile males (less than 18-years old), that is proposed to provide a 24-hour residence plus services, such as education coordination, cognitive behavior intervention, daily life skills, etc. A non-restrictive facility does not prohibit the facilities occupants form comings and goings

**Recommended Action:** The proposed maximum occupancy of 12-14 in a proposed 1,698-square feet residence is high and will have to approved by the Fire Department and the Metropolitan Area Building and Construction Department. Based upon the information available prior to the public hearings, planning staff recommends that the request for a Conditional Use be approved, with the following conditions:

- (1) The group residence, limited, for juvenile males (less than 18 years old) shall be limited to a maximum occupancy as approved by the Wichita Fire Department, the Metropolitan Area Building and Construction Department and any other applicable federal, state and local standards. The maximum occupancy shall not exceed 14 residence, including staff members. A staff member shall be in the residence 24 hours a day, seven days a week.
- (2) The site will developed with an approved revised site plan. The site plan shall include, but not be limited to, an on-site paved parking area that conforms to the UZC's parking standards for one parking space per resident. The site plan must be submitted for review within 60-days of approval by the appropriate governing body.
- (3) The applicant shall obtain all required federal, state, local and other applicable permits and inspections.
- (4) The site shall be developed as shown on the approved site plan, within one year of approval by the appropriate governing body or the conditional use shall be declared null and void.
- (5) If the Zoning Administrator finds that there is a violation of any of the conditions of the Conditional Use, the Zoning Administrator, in addition to enforcing the other remedies set forth in the Unified Zoning Code, may, with the concurrence of the Planning Director, declare that the Conditional Use is null and void.

**7. ZON2015-27**

**Bill Longnecker, Metropolitan Area Planning Department**, will present the request. The applicant is requesting a zone change from PUD Planned Unit Development to GO General Office on the platted 46 foot (x) 106.75 foot (0.11-acres) subject site located east of Rutan Avenue on the south side of Victor Place. The subject site is located on Parcel 3 of the 6.1-acre Parkstone Planned Unit Development, PUD-26, and is currently the eastern portion of a parking lot. A zone change from PUD-26 to GO would remove the subject site from PUD-26 and its development standards. A zone change would also impact the current parking layout of Parcel 3.

If approved the GO zoning request would remove the subject site from PUD-26. Removing the subject site would disrupt the existing parking lot layout of PUD-26's Parcel 3, by reducing parking by the nine parking spaces located on the subject site. Removing the subject site could also reduce the available parking located on the abutting west parking, due to a possible lack of space needed to use the existing west abutting four parking spaces. The lack of development progress on the 6.1-acre PUD-26 since its approval in 2007, may be a reflection of the lack of a market for this type of mixed use development and a still slow economic recovery for Wichita from the previous decade's economic slowdown. Whatever the reasons, the largely undeveloped site is out of character with the vital College Hill neighborhood. The existing parking available to PUD-26 is more than enough for the existing development for the two, three story stone and simulated wood row houses located on approximately 0.66-acres. The rezoning would allow the applicant to expand his property, although access would currently be off of Victor Avenue, rather than Douglas Avenue, where the applicant's residence has access.

**Recommended Action:** Planning staff recommends that the request for GO zoning be approved subject to the following provisions of a protective overlay:

- (1) Permitted uses are single-family residential, duplex, multi-family residential, general office, and commercial parking subject to Sec.III-D.6.cc.of the UZC.
- (2) The applicant shall provide direct access onto the subject site from the applicant's south abutting property, within a year of approval by the appropriate governing body.
- (3) The applicant shall construct a 6-8 foot solid wooden fence along the east property line of the subject site where it abuts residential properties within 90 days of approval by the appropriate governing body.

**8. Community Investment Plan**

**Staff from the Metropolitan Area Planning Department** will present the final draft of the Community Investments Plan 2015-2035. In 2011, the City of Wichita and Sedgwick County initiated a process to develop the Community Investments Plan to replace the current joint City and County Comprehensive Plan which dates back to 1993. A more current and relevant plan is needed to help set public infrastructure investment priorities and provided a decision-making framework to guide future public investments out to the year 2035 in municipal buildings and infrastructure (e.g. libraries, public safety buildings, streets, bridges, parks, water supply, sanitary and storm sewer, culture, and recreation, etc.).

PLAN SUMMARY- What's new and/or significantly different compared with our existing comprehensive plan...

- A new *Plan Vision Statement* along with seven *Core Community Values* and five overarching *Plan Guiding Principles* to help set 'high-level' context and guidance for future land use development and investment in public infrastructure.
- A new *2035 Urban Growth Areas Map* and a *2035 Wichita Future Growth Concept Map*.
- A new *Wichita Urban Infill Strategy* to support and facilitate greater levels of infill and redevelopment in Wichita's mature urban areas - to meet market demand and capitalize on the City's existing infrastructure investments.

- A *Plan Elements* section containing 10 goals and 46 strategies that set overall infrastructure investment priorities across the categories of: *Funding and Financing*; *Transportation*; *Water, Sewer and Stormwater*; *Arts, Culture and Recreation*; and *Public Safety*.
- A three-level *Infrastructure Investment Decision-making Framework* to systematically guide future public project spending decisions in a manner that supports community priorities, reflects willingness to pay, and is coordinated with market-driven growth.

Adopting the final draft *Community Investments Plan 2015-2035* involves no commitment of funding for the City of Wichita. Any City of Wichita funding of projects identified in the Plan will require future City Council action.

**Recommended Action:** It is recommended that the District Advisory Board recommend that the MAPC adopt the final draft *Community Investments Plan 2015-2035* as the new joint comprehensive plan for Wichita-Sedgwick County.

### **Board Agenda**

#### **Updates, Issues and Reports**

Opportunity is provided for the Council Member and the District Advisory Board members to report any activities, events, or concerns in the neighborhoods and/or Council District.

**Recommended Action:** Receive and file

The next DAB I meeting will be held at 6:30 p.m., Sept. 14, 2015, at the Atwater Neighborhood Resource Center, 2755 E.19<sup>th</sup> St. N., Wichita, KS 67214.

**Adjourn**