

**District V Advisory Board
Meeting Minutes**
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**Wichita Fire Station #21
2110 N. 135th St. W.
Wichita, KS 67235**

**August 10, 2015
6:30 p.m.**

The District V Advisory Board Meeting was held at 6:30 p.m. at Fire Station #21, 2110 N. 135th West Wichita, KS 67235. In attendance were Council Member Brian Frye, nine District Advisory Board members, seven City staff and fifteen signed in members of the public.

Members Present

Council Member Brian Frye
Mike Greene
Jose Gutierrez
Ben Kittrell
Ben Bradley
Trevor Kurth
Jill Kerschen
JV Johnston
Angela Breer
Alissa Unruh

Staff Present

Case Bell, Community Liaison
Dave Barber, Planning
Bill Longnecker, Planning
Shawn Mellies, Engineering
Gary Janzen, Engineering
Tim Davidson, Engineering
Battalion Chief Bevis, Wichita Fire

Members Absent

Darrell Leffew
Troy Palmer

Guests

Listed on last page

Order of Business

The meeting was called to order by Pro Tem, Mike Greene at 6:30 p.m.

Approval of Agenda

The agenda was approved **Motion passed: (9/0)**

Approval of Minutes

The minutes for July 13, 2015 were approved. **Motion passed: (9/0)**

Staff Presentations

1. Wichita Fire Report

Battalion Chief Bevis, Wichita Fire Department, reported that in July there were fire investigations in 22 fires with a total loss of \$1.3 million. District V had only one fire at 8711 W Havenhurst, this was an accidental fire due to smoking. Of the 22 fires City-wide, 12 were accidental, six were intentional, one due to lightning, and the rest are under investigation.

DAB? How were the July 4th numbers? **A:** The report is being pulled together now. A few more fires than 2014, but less than 2013. The number of injuries was even at 32 for this year and 32 for last year. There were a few more complaints this year.

*******Action: Receive and file.**

Public Agenda

2. Scheduled items:

None

3. Off Agenda items:

Doug Ballard, 9200 Shade, spoke to the DAB about discouraging a Private-Public Partnership as he believes it would lead to privatization.

New Business

4. Improvements to 13th Street West between Azure Lane and 135th St. West

Shawn Mellies, Public Works Engineering, presented the proposed design concept for this item. On May 4, 2004, the City approved an agreement with Schwab-Eaton, P.A., for the design of paving improvements to 13th Street North, between 119th and 135th Streets West. The project was placed on hold in 2006 due to a lack of funding. The project was restarted in 2012 in an attempt to capture federal funding, but ultimately, that funding was denied.

The project was originally designed as a five-lane roadway. In December 2013, City staff re-evaluated the design based on projected traffic volumes, area growth, construction costs and schedules, and determined that a three-lane roadway would be sufficient.

The section of 13th Street between Azure and 135th is currently a two-lane, asphalt mat road with bar ditches on each side for drainage. The proposed design is for a three-lane roadway with one lane in each direction and a center two-way left turn, as well as curb and gutter and drainage improvements. A multi-use path, west of Cowskin Creek, and sidewalks will also be part of the improvements. One lane of east-bound traffic will be carried throughout construction. Construction is proposed to start in the spring of 2019 and be completed in early 2020.

The previously approved project budget is \$700,000 and the Proposed 2015-2024 Capital Improvement Program includes \$4,000,000 in City at-large General Obligation (GO) bond funding for construction. No special assessment will be levied to adjacent properties. The current proposal anticipates construction in 2019, but staff believe the project would become an attractive candidate for any de-obligated federal funds from the Wichita Area Metropolitan Planning Organization. This could accelerate the City funding share from 2019, and could also significantly reduce potential City costs by utilizing federal funds.

DAB? Why are we waiting until 2019? **A:** It's where it was programmed into the CIP based upon traffic studies. There were 2400 vehicles per day in the last study. If there was Federal money that became de-obligated and diverted to this project, it could be moved up.

DAB? Regarding the drainage basin and this project not correcting the existing problems, when this project is completed, will 13th St. still flood? **A:** Only during large events, larger than a 50 year storm.

Jason Hanna, 1345 N Hickory Creek Ct? Are there any plans to raise the actual road? **A:** No, it would help with flooding in that spot but it would cause flooding further up.

*******Action: The District Advisory Board voted 9-0 to recommend approval of the proposed design concept presented by staff.**

5. ZON2015-00029 and CUP2015-00015

Bill Longnecker, Metropolitan Area Planning Department, presented a request for Limited Commercial (LC), General Commercial (GC) and SF-5 Single-Family Residential (SF-5) zoning subject to the development standards contained in the proposed Valencia Commercial Community Unit Plan (CUP) DP-337. The subject site is currently zoned LC and SF-20 Single-Family Residential (SF-20), and is located in Sedgwick County. A request for annexation by the City of Wichita has been submitted and is expected to be completed prior to consideration by the governing body. The application area is 69.11 acres shaped like an upside-down “L” that abuts the east side of North Ridge Road north of West 37th Street North, and the land abutting the south side of Highway K-96, one-half mile east of North Ridge Road. It is proposed that all uses in the LC and GC district be permitted except for a list of specifically excepted uses, such as: manufactured home, correctional placement residence, night club, animal kennel, sexually oriented business, rock crushing and vehicle and equipment sales outdoor.

DAB? Regarding the setbacks, do the setbacks meet normal requirements? **Brian Lindeback (Agent):** With a CUP you can go less than the normal zoning code. The important thing is line of sight for traffic. The plat still has to be reviewed and approved and the setbacks will be examined at that time. **Brian Lindeback** also noted that the new comprehensive plan should address setbacks on arterial streets. One of the ideas regarding this is to bring the businesses closer to Ridge Road as they work on the residential area behind the development.

DAB? What are the protests regarding the development? **A:** They didn’t give specific reasons, it appears they are just opposed to commercial zoning in the area in general.

*******Action: The District Advisory Board voted 9-0 to recommend approval of the request subject to the five listed development standards.**

6. ZON2015-00026

Bill Longnecker, Metropolitan Area Planning Department, presented a request for a zone change from Single-Family Residential (SF-5) to Two-Family Residential (TF-3) zoning on approximately 5.81 acres of Siena Lakes Addition to Wichita, Sedgwick County, Kansas. The applicant proposes to build 26 duplexes on the property. The site is located within the City limits of Wichita and consists of 5.81 acres on the south side of 37th Street North one-half mile west of North Hoover Road.

Agent Chris Bohm reported that they had come to an agreement with some of the neighbors that the five lots located on the far south side would remain single family with every effort made to keep the trees that border those properties, an HOA would be established to maintain the exterior of the duplexes which would all be at least 50% owner occupied, and that Lakeway St, while connected through to 37th street, would be closed off to thru traffic with access to pedestrians.

DAB? Does Lakeway St. currently dead end? **A:** It is to be connected to the subdivision all the way to 37th St.

DAB? Are there other ways to access the subdivision besides Lakeway St? **A:** There are typically two planned ways out.

Chris Brown, 2511 N Lakeway, reported that one of the reasons Lakeway St. being closed to thru traffic was so important is that when they built in the area it was originally supposed to be a cul-de-sac.

Nate Buyer, 3510 N Lakeway, stated that he was concerned about the duplexes because he believes it will negatively impact property values, but he is pleased that developer will let the southern lots remain single family.

Marilyn Armor, 3701 N Hoover? What are they going to do with the rest of acreage after development of this portion? Will the duplexes have a fence so that people do not walk to the neighborhood from the field? **A:** A

fence wouldn't be required for either single family or duplexes so there is no plan to build one. The rest of the development will stay single family.

Rodger Mills, 3751 N Hoover, stated that while a fence isn't required, it would be nice. Properties sometimes next to open fields have their property lines blurred and trespassing happens. He states he feels the developer isn't being a good neighbor.

Rodger Mills, 3751 N Hoover? Will the developer come back in the future and request another zoning change to allow for the other properties to be made into duplexes? **Agent Chris Bohm:** If there was another request it would come back before the DAB but they can't say right now because they don't know what the market will be when they get to developing that area.

Sandy McDonald, 3758 N Ridgepoint, stated that she agrees with Rodger Mills that the developer isn't being a good neighbor. There are currently issues with tall grass and weeds. Stated that there were over 100 signatures of people that had concerns. She feels that the HOA can't promise anything and that in the past they tried to prevent rentals because it would hurt their property values.

Terry Seibert, 3705 N Lakeway, stated that he is also concerned about property values. He was originally told that the street would dead end and be a cul-de-sac and feels that that's what they were sold on. He is resigned to the fact that high density development is going on but is not ok with duplexes because it will only make it higher density. They would like separation between the duplexes and the rest of the neighborhood but are ok with the pedestrian access on the closed off portion of Lakeway St.

DAB? Will the concessions be listed as conditions to the zoning case? **A:** It is new information to the planning department tonight.

DAB? What is the value of the duplexes? **Developer Jay Russell:** The price range is probably \$200,000 per site.

Developer Jay Russell: The old owner of the development passed away and he stated that he does not have control over what sort of neighbor he was. He states that 70% of the Cloisters neighborhood were duplexes and he feels that it's not obvious. He is trying to copy that with these duplexes so that they maintain a high level of aesthetics and maintenance. His understanding was that the 100 people that signed the petition were happy with the concessions.

DAB: They had a similar situation with the development he lives in in the 1990's and it worked very well for them.

DAB? Will the duplexes be required to park in the garage? **A:** Yes.

DAB? How is the gate at Lakeway St. to be maintained and how does it work? **Agent Chris Bohm:** It has a lock on it and when unlocked it lays down flat so it can be driven over and the HOA will maintain the gate.

Sara Mills, 1802 N Custer? Even though the fence is not required against the field, is that still an option? **Agent Chris Bohm:** No because it would cost too much. It would also be the same issue if it was single family homes. The idea is that this will be a retirement community so he doesn't believe it would be an issue.

Sara Mills, 1802 N Custer? When do you expect to start on construction? **Agent Chris Bohm:** The bids will take three months and they might be able to get the streets in before winter. Final building of the subdivision could take five-six years and it will take probably four years before they get to the duplexes.

DAB? Will the single family homes be patio homes? **A:** Most will be, as will the duplexes

*******Action: The District Advisory Board voted 9-0 to recommend approval of the request subject to the following conditions as presented by the agent, Chris Brohm:**

- 1. The duplexes will be 50% owner occupied.**
- 2. Lakeway St. will be gated off for thru traffic except for emergency vehicle access with pedestrian and bicycle access on the sides.**
- 3. An HOA will be established that will maintain the exterior of the duplexes as well as the gate on Lakeway St.**
- 4. The five lots located on the southern edge of the zoning request will remain single family homes.**
- 5. The trees on the southern edge of the area will be preserved wherever possible.**

Board Agenda

7. Updates, Issues, and Reports

Council Member Brian Frye spoke regarding the water comments on the public agenda. The Council Member is on the selection committee for the private partnership the Council is exploring, it is not their intent or will to privatize the water. The partnership is more to have a better assessment of our capabilities, limitations, and challenges above and below ground. The second phase would be forming alliances with private capital companies to do the financing because they can get a quicker return on their money and do quicker updates for less money. There were four final proposals for the RFP, all have interviewed and one was recommended but not chosen yet. There is still work to do before it goes to Council.

Council Member Brian Frye reported that there are a lot of things happening in District V such as the projects heard tonight and the Maize Road project.

Council Member Brian Frye reported that the City budget vote is tomorrow and the County budget vote is Wednesday.

Council Member Brian Frye reported that he met with Commissioners Howell, Peterjohn, and Ranzou to discuss concerns and that they will continue to meet.

Next Meeting: September 14, 2015

Respectfully Submitted,
Case Bell, Community Engagement

Guests

John Willoghby
Roger Mills
Chris Brown
Nate Byer
Amy Byer
J Russell
Doug Frentzel
Nancy Frentzel

Sandy McDonald
John McDonald
Clyde Bradbury
Donna Bradbury
Jason Hanna
Alanea Hanna
Lonny Wright