

District IV Advisory Board Minutes
December 7, 2015
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The District IV Advisory Board meeting was held at 6:30 p.m. at the Alford Library at 3447 S. Meridian, Wichita, KS 67217. Council Member Blubaugh, seven District Advisory Board members, six City staff, and eight members of the public were present.

Members Present

Benny Boman
Kit Corby
Michael Gomm
David Kapaun Jr.
Don McManamey
Hestel Sewell
Youth Member Alex Garcia
Council Member Jeff Blubaugh

Staff Present

Capt. David Voss, WFD
Officer Chris Robinson, WPD
LaShonda Garnes, Public Works & Utilities
Derrick Slocum, MAPD
Mark Stanberry, Housing
Janet Johnson, Office of Community Services

Members Absent

Nick Hoheisel
Matt Lashley
Rebecca Robertson
John Whitmer

Guests

Listed on last page

ORDER OF BUSINESS

At 6:30 p.m. **Council Member Blubaugh** led the Pledge of Allegiance. The meeting was not called to order due to lack of a quorum.

STAFF REPORTS

Capt. David Voss, Wichita Fire Department, reported it had been a quiet month. He said because Wichita hasn't experienced any severe cold snaps, WFD isn't seeing the furnace and heater fires they normally would this time of year. He did remind everyone to keep furnaces and heaters clear of flammables and clutter. DAB member **Don McManamey** thanked WFD for their service.

Officer Chris Robinson, Patrol South 299 Beat, reported Patrol South solved the burglary that occurred at Council Member Clendenin's house. He said the suspect was living a few doors down in a tent in his parent's backyard and he was keeping a lot of the stolen loot there. Officer Robinson said that arrest cleared six or seven burglaries. He reminded citizens to keep close track of personal checks. He said this time of year forgeries and burglaries go up. He also reminded people to not have Christmas presents stored where they are visible to someone looking in the window. Officer Robinson also reported that shoplifts are up in the area – he said one Dillons store had 42 in a month.

LaShonda Garnes, Public Works & Utilities, presented the new proposed layout for water bills. The new format declutters the front of the bill and provides more pertinent information such as definitions and terms.

A member of the audience wanted to know what the qualifications are to qualify for the H2O program. Garnes provided the current guidelines and also the changes being proposed to City Council.

PUBLIC AGENDA

No items

(At this time, two more members arrived to make a quorum.)

Council Member Blubaugh called the meeting to order. Last month's minutes were approved and a change in the order of the agenda items was also approved.

NEW BUSINESS

PUD2015-05 - Create PUD #48 the Wichita Ice Center Planned Unit Development

Derrick Slocum, Metropolitan Area Planning Department, presented the request to create PUD #48 the Wichita Ice Center Planned Unit Development. The rationale for creating the PUD is so that the signage can be changed at the Ice Center, so that it is clearly visible from Kellogg. The PUD was approved by MAPC and the Delano Advisory Committee.

Action Taken: McManamey/Gomm made a motion to recommend approval subject to the three listed conditions.

Motion carried 6-0

ZON2015-00045 – zoning change from SF-5 Single-family Residential to LC Limited Commercial

Derrick Slocum, Metropolitan Area Planning Department, presented the request for the zoning change. The zone change request is in conformance with the Land Use Guide of the Comprehensive Plan and "Commercial Locational Guidelines." A zone change to LC and the subsequent redevelopment will require the application area to be in compliance with the landscape ordinance; and to screen and deflect lighting from any residential neighbors. To be redeveloped, the applicant will be required to plat the two unplatted properties within the application area. Planning staff anticipates that platting will include complete dedication of access control with one point of access on Ridge Rd., and required cross-lot access agreements with all non-residentially zoned neighboring lots.

DAB ? What are they proposing to put there. A: A Bar-be-cue restaurant.

Action Taken: Corby/Sewell made a motion to recommend approval subject to platting within one year.

Motion carried 6-0

ZON2015-00046 & CON2015-00034 Zoning change from MH manufactured housing to LC Limited Commercial zoning with a Conditional Use for Outdoor Vehicle and Equipment Sales

Derrick Slocum, Metropolitan Area Planning Department, presented the request. The applicant is requesting a zone change from MH Manufactured Housing (MH) to LC Limited Commercial (LC) with a Conditional Use to allow outdoor vehicle and equipment sales, specifically the sale of manufactured homes. The MH zoning district does not permit the sale of outdoor vehicle and equipment sales/manufactured homes. However, outdoor vehicle and equipment sales may be permitted after consideration and approval of a Conditional Use on a site by site basis in the LC zoning district; Unified Zoning Code (UZC), Sec.III-D.6.x. The site is located midway between 47th and 55th Streets South on the west side of Meridian Avenue. The 1.98-acre site is partially developed with a 'new office' and a parking lot, as shown on the applicant's site plan. The 1.98-acre site is part of the approximately 138-acre partially developed MH zoned Southborough Estates Addition manufactured home park.

Bill Fox, agent for the applicant, explained they are asking for the change because under the current zoning they can't sell manufacturing. He said sometimes individuals sell their home to the park owners and in turn, they would like to be able to see the home.

The DAB members had a number of concerns, primarily regarding aesthetics:

- Is there enough space to place the homes?

- How old are the homes and what condition are they in?
- Will they have to be skirted?
- Will the property be screened?

The DAB reached a consensus that they would like to have more information regarding the site plans and mobile home park zoning requirements in general. **Council Member Blubaugh** asked if this would negatively impact the applicants work plan. **Fox** said no.

Action Taken: McManamey/Corby made a motion that the item come back to the DAB next month with the additional information requested.

Motion carried 6-0

Request for Resolution of Support for Application for Housing Tax Credits (Chelsea Townhomes Apartments)

Mark Stanberry, Housing and Community Services, presented a request from Mennonite Housing Rehabilitation Services, Inc., for a City Council resolution of support for an application for 9% Housing Tax Credits in connection with the development and construction of the Chelsea Townhomes Apartments.

The proposed Chelsea Townhomes Apartments project is to be located on a tract of land located at the southeast corner of Meridian and 45th Street South. According to the application, the proposed project will include 42 apartment units, including 14 two-bedroom apartments, 22 three-bedroom apartments and six four-bedroom apartments, within nine two-story buildings. The proposed project is the first phase of a planned two-phase development. All apartments will have private entrances, and washer and dryer hook-ups will be provided within each unit. A clubhouse building is to be constructed as well, which will feature a community room, a storm shelter, office space, a computer room, a kitchen facility, a laundry room, and restrooms.

Preliminary tax credit rent amounts, net of utility allowances, are estimated to be between \$450 and \$575 for the two-bedroom units, between \$525 and \$675 for the three-bedroom units, and between \$575 and \$750 for the four-bedroom units. One unit is proposed to be offered to a homeless family, at zero rent.

The Planning Department reviewed the proposed project and recommends adoption of the resolution of support for the application for HTCs, stating that the proposed project is substantially consistent with the Future Development Concept Map that is a part of the South Wichita/Haysville Area Plan, which has been adopted as an element of the Wichita-Sedgwick County Comprehensive Plan. Planning staff has expressed the opinion that the proposed project would be a positive addition to the neighborhood, and would also utilize available capacity in the City's existing infrastructure.

DAB questions:

- What will the criteria be for the unit designated for a homeless family? A: They will be required to prove their status as homeless.
- What is the difference between the subsidy and the market rate? A: Between \$25 and \$33.
- Will there be a manager? A: Yes, there will be an onsite manager, as well as a club house, storm shelter, community room and playground.
- Will preventive maintenance be conducted? A: Yes. We would invite you to take a look at any of our projects. They are all very well maintained.
- Did you conduct an impact study on how this will affect area schools? A: No.
- Will any of the units be handicapped accessible? A: No, not in this particular project.
- Will this be low income housing? A: Yes, primarily families with two to six members.

Action Taken: Gomm/Boman made a motion that the City Council do a resolution of support for the tax credits.

Motion carried 5-1

BOARD AGENDA

Benny Boman reported missing snow fence at Aley Park.

Hestel Sewell resigned from the DAB; he is moving to the Kingman area.

Alex Garcia reported the Mayor's Youth Council will be doing community service projects at the Children's Home and the Salvation Army.

Council Member Blubaugh announced he will host a District IV Breakfast on January 16th at Spears.

Meeting adjourned.

The next meeting for District Advisory Board IV will be held at 6:30 p.m., January 4, 2016, at Lionel Alford Library, 3447 S. Meridian, Wichita, KS 67217.

Respectfully submitted,
Janet Johnson, Office of Community Services

Guests

Lonny Wright
James Kilpatrick
Bill Fox
Ron Fiscus
Greg Ferris
Byron Adrian
Ron Tracy
Vincent Hancock