

DISTRICT IV ADVISORY BOARD

AGENDA 05-02-2016

May 2, 2016
6:30 p.m.

Lionel Alford Library
3447 S. Meridian
Wichita, KS 67217

ORDER OF BUSINESS

Call to Order
Pledge of Allegiance
Approval of Agenda for May 2, 2016
Approval of Minutes for March 7, 2016 (there was no April DAB meeting)

STAFF REPORTS

1. Fire Report

WFD will report on any specific issues of concern in the area.
Recommended Action: Receive and file.

2. Police Report

Community Police Officers will report on community policing issues in the area.
Recommended Action: Receive and file.

PUBLIC AGENDA

3. Scheduled items

NONE

Recommended Action: Receive information and file

4. 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.

Recommended Action: Receive and file.

NEW BUSINESS

5. ZON2016-00014 and CUP2016-00010

Derrick Slocum, Planning, will be presenting a City request from LC Limited Commercial to OW Office Warehouse and an amendment to DP-83 to permit OW Office Warehouse uses on property located on the northeast corner of 31st St South and Meridian Avenue (3100 S Meridian Ave.)

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Recommended Action: Based upon the information available at the time the report was prepared, staff recommends **approval** of the zone change **and amendments** to CUP DP83 subject to the development guidelines and graphics depicted on the face of the amended CUP and the conditions listed on the report.

6. ZON2016-04

Jess McNeely, Planning, will be presenting a City zone change request from SF-5 Single-family Residential to TF-3 Two-family Residential, generally located south of Maple and east of West Street on the east side of All Hallows one lot north of Taft (436 S. All Hallows)

Recommended Action: Based upon information available prior to the public hearings, planning staff recommends that the request be **APPROVED**.

7. ZON2016-00015

Jess McNeely, Planning, will be presenting a City zone change request from SF-5 Single-family Residential to LC Limited Commercial, generally located northwest of the intersection of South Seneca Street and West Maple Road (333 S. Seneca)

Recommended Action: Staff notes that this is a small site, and will likely be used in support of or in conjunction with the applicant's commercial property to the south. Staff also notes that access to this site from South Seneca would not meet the Access Management Guidelines spacing requirement from the nearest access point to the south. Based upon information available prior to the public hearings, planning staff recommends that the request be **APPROVED**, subject to dedication of complete access control to South Seneca Street, and recording a cross-lot access agreement with the property to the south.

8. Keystone Apartments – Application for Housing Tax Credits

Mark Stanberry, Housing Programs Manager, will present the Request for Resolution of Support for Application for Housing Tax Credits as requested by Starkey, Inc.

Recommended Action: **Approve** the recommendation, subject to further review in accordance with the City of Wichita's Housing Tax Credit Policy

9. Vintage Court – Application for Housing Tax Credits

Mark Stanberry, Housing Programs Manger, will present the request from Mark Cox of Vintage Construction, LLC, for a City Council resolution of support for an application for 9% Housing Tax Credits in connection with site acquisition, development, and construction of the Vintage Court housing project

Recommended Action: **Approve** the recommendation, subject to further review in accordance with the City of Wichita's Housing Tax Credit Policy

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OLD BUSINESS

NONE

BOARD AGENDA

10. Updates, Issues, and Reports

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

Recommended Action: Provide comments/take appropriate action.

11. Adjournment

The next District IV Advisory Board meeting will be April 4, 2016 at 6:30pm, located at Lionel Alford Library at 3447 S. Meridian.