

District VI Advisory Board
Minutes
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Wednesday
July 20, 2016
6:30 PM

Evergreen Park & Recreation Center
2700 N Woodland, Wichita, KS 67204
South side Room

The District VI Advisory Board meeting was held at 6:30 p.m. at the Evergreen Park & Recreation Center South side room, 2700 N. Woodland, Wichita, KS 67204. There were eight District Advisory Board members in attendance and two City staff.

Members Present

Gregory Boyajian
Scott Dunakey
Cindy Claycomb
Steve Mason
Denise O'Leary-Siemer
Deborah Sanders
Joel Weihe
Linda Matney

Staff Present

Kathy Morgan, MAPD
Martha Sanchez, Community Service

Guests

Listed on last page

Members Absent

Carmen Gard
Josef Hamilton

Council Member Janet Miller called the meeting to order.

Approval of Minutes

The minutes for July 11, 2016, were approved. **Motion passed (8-0)**

Public Agenda

1. Scheduled items: None

*******Action: Received and file**

2. Off-agenda items: None

*******Action: Received and file**

New Business

3. ZON2016-00025

Kathy Morgan, MAPD, presented a request for a zoning change to TF-3 Two-Family Residential TF-3 zoning for the purpose of developing a duplex. The proposed property is currently zoned SF-5 Single-Family Residential (SF-5), 0.14 acres in size and is located at 4629 W. 2nd.

The applicant requested TF-3 Two-Family Residential (TF-3) zoning on a 0.14-acre platted lot. The vacant, corner lot has 50 feet of frontage along North Mount Carmel Avenue and of frontage along West 2nd Street. The applicant intends to develop a duplex on the site. The lot meets the Unified Zoning Code (UZC) minimum lot dimensions and size for a duplex in TF-3 zoning. The surrounding neighborhood is primarily zoned SF-5 Single-family

Residential (SF-5) and developed with single-family residences. However, over a dozen lots of TF-3 zoning exist within this neighborhood between Clara Street and Florence along W. 2nd Street. North of the site on W. 2nd are SF-5 and TF-3 zoned single- and two-family residences. East, south and west of the site are SF-5 zoned single-family residences.

The DAB asked about the on-site parking. Morgan said parking has to be on site and property needs approval for TF-3 zoning. There is a request for off-street parking. Property manager is contingent on zoning for approval. Neighbors are wanting to keep the area as single family residential with ownership vs. rented property.

Jeff Niedens, Agent, spoke of Commercial and a Trash Company being a block away,

Dunakey/Weihe made a motion to recommend approval that MAPC accept staff's recommendation to approve the request. Motion passed: (8-0)

4. ZON2016-00031

Kathy Morgan, MAPD, presented a request for a zoning change to MF-18 Multi-Family Residential (MF-18) zoning for the purpose of multi-family residential. The proposed property is currently zoned SF-5 Single-Family (SF-5), 0.14 acres in size and located on 1502 West 2nd and 309 N Elizabeth. The applicant requested MF-18 Multi-Family zoning on a 0.14-acre platted lot. The two Single-family residences on the lot were built in 1919 (1502 W. 2nd) and 1920 (309 N. Elizabeth). The applicant intends to remodel/update the two structures on the lot. The lot meets the Unified Zoning Code (UZC) minimum lot dimensions and size for MF-18 zoning. The surrounding neighborhood is primarily zoned SF-5 Single-family Residential (SF-5) and developed with single-family residences. However, lots within a five-block area are zoned MF-18. These properties are located south of W. 2nd between Martinson and Glenn.

DAB member, Scott Dunakey mentioned that the lowest residential zoning is MF-18. The only thing they can do is what they are requesting. The lot cannot be split. Planner, Kathy Morgan, stated the area is old and it can have the original house.

Resident, Charles Malsky, 1414 W. 2nd, asked Planner, Kathy Morgan the following questions; How many bedrooms in the home? A: There may be 2-3 bedrooms. Will the new zoning allow enough parking? A: Yes.

Weihe/Sanders made a motion to recommend approval that MAPC accept staff's recommendation to approve the request. Motion passed: (8-0)

5. CON2016-00019

Kathy Morgan, MAPD, presented a request to obtain an entertainment license and therefore requests this conditional use for a "nightclub in the city." Nightclub in the city is defined by the Unified Zoning Code (UZC) as an establishment that provides entertainment and/or dancing, where alcoholic beverages are served and where food may or may not be served. The UZC permits a nightclub in the city in the LC zoning district by right, but requires a conditional use if the property is located within 300 feet of a church, park, school or residential zoning district. The application area is adjacent to multi-family residential zoning and development west of the site. Duplex zoning and single-family residential development also exist within 300 feet southwest of the application area.

Q: What are the number of parking spaces? A: There are twenty fewer than required. Q: Who would approve for variance of twenty spaces? A: It would require a public hearing. A site plan would be provided for businesses. This is not final until MAPC approves it.

Mason/Sanders made a motion to recommend approval that MAPC accept staff's recommendation to approve the request. Motion passed: (8-0)

6. CON2016-00020

Kathy Morgan, MAPD, presented a request for a Conditional Use for a nightclub to get the subject property in conformance with the UZC and to obtain a drinking establishment and entertainment license.

DAB members expressed concern on the location with high crime rates and human trafficking along Broadway. Planner Morgan, also added that prostitution is a concern. Law Enforcement is aware of these activities.

Dunakey /Sanders made a motion to recommend approval that MAPC accept staff's recommendation to approve the request. Motion passed: (8-0)

Updates from Council Member

Council Member Miller announced she needs to reappointment members to continue to serve on DAB 6. She will have the City Clerk swear in members at the next DAB meeting, August 1, 2016.

Issues of Concern

Gregory Boyajian reported the car lot at I-235 and West Central is using risers and flags/banners. This was approved for conditional use. Banner signs should not be on public easement.

Announcements

The next DAB VI meeting will be held on Monday August 1, 2016

Guests

Vincent Hancock
James Deckard
Charles Malsky
Jeff Niedens

Respectfully Submitted
Martha Sanchez, Community Service Representative