

**District V Advisory Board Minutes**  
**August 1, 2016**  
[www.wichita.gov](http://www.wichita.gov)

The District V Advisory Board meeting was held at 6:30 p.m. at Fire Station #21 located at 2110 N. 135<sup>th</sup> St W., Wichita, KS 67235.

**ATTENDANCE**

**Members Present**

Ben Bradley  
Mike Greene  
Barby Jobe  
JV Johnston  
Jill Kerschen  
Trevor Kurth  
Troy Palmer  
Alissa Unruh  
Council Member Bryan Frye

**Staff Present**

Capt. Mark Dewey, WFD  
Officer Darrin Williams, WPD  
Shawn Mellies, Chief Design Engineer  
Kathy Morgan, Senior Planner, MAPD  
Tracie Partridge, Libraries  
Laura Rainwater, Community Rep.

**Guests**

See list at end of Minutes

**Members Absent**

Angela Breer  
Jose Gutierrez  
Ben Kittrell

**ORDER OF BUSINESS**

Call to Order: The meeting was called to order by **Mike Greene**

Approval of minutes from July 5, 2016: Approved 7-0

Approval of August 1, 2016 Agenda: Approved 7-0

**Board Agenda**

**Councilman Frye** reminded everyone to get out and vote tomorrow. He also introduced **Logan Bradshaw**. Logan is a new Management Fellow in the City Manager's Office. She recently completed her Master's in Public Administration from Auburn University.

**Public Agenda Items**

None

**Off-Agenda Items**

None

**Staff Reports**

**Fire Department Report:** Capt. Mark Dewey reported

- Relatively slow July
- One house fire caused by lightning
- One arson fire cause by someone throwing fireworks into an automobile
- \$750,000 damage City-wide in July. \$400,000 caused by arson
- School is starting soon. Be aware of school zones

- Lots of heat-related calls. Stay hydrated

**Action Taken: Receive and file**

**Community Police Report: Officer Darrin Williams reported**

- Two sexual assaults
- Six residential burglaries
- 30 larcenies
- One auto theft
- Keep garage doors closed!
- Aug. 13 community event at Orchard Park – Kids, Cops & Cars – 11:00am – 2:00pm
- 100% of officers now equipped with body cameras. Each officer downloads and recharges his camera every night

**Action Taken: Receive and file**

**Park and Recreation Department Report: Councilman Frye reported**

- Buffalo Park has had incredible attendance at the new splash park. Park & Rec has extended the hours of operation to 10:00pm
- Design of the Pracht Wetlands has been awarded to RDG. Design plans should be done by the end of October

**Action Taken: Receive and file**

**Libraries Report: Tracie Partridge, Westlink Branch Senior Librarian, reported**

- Summer reading program had more than 10,500 kids
- Voter registration drives have been scheduled at library branches. Westlink's is Aug. 6 from 10:00am – 1:00pm
- This summer the Westlink branch has had more than 54,000 visitors
- Aug 24 – Windows 10 training at Westlink
- Aug. 27 – What Can I Craft with Broken Crayons at Westlink
- Usage statistics for Westlink Branch for June and July
  - Had 54,054 visitors
  - Checked out 103,091 items
  - Handled 2,502 donations
  - Had 3,157 public computer sessions and 1,237 Wi-Fi sessions
  - Registered 3,857 children and teens for the Library's summer reading incentive programs
  - Distributed 6,911 prizes to participants of these programs
  - Planned and presented 65 programs with 2,412 children, teens, and adults attending

**Action Taken: Receive and file**

**Public Works Report: Shawn Mellies, Chief Design Engineer, reported.**

- 34<sup>th</sup> & Maize Signal – Construction is nearly complete. Signal will be installed at the end of this week
- 13<sup>th</sup> – Cowskin to 135<sup>th</sup> St – under design
- KDOT – I235/K96 – Bridgework is progressing
  - ~ Southbound to Westbound will be shut down in August for up to a year
  - ~ West Street on ramps closed through summer
  - ~ Everything is on schedule
- Elder St. at Maple will be moved to the east
- Tyler Rd at 2<sup>nd</sup> – Staff is reevaluating to extend turn lane from 2<sup>nd</sup> St all the way to Central

**Action Taken: Receive and file**

### New Business

**CUP2016-00023: Kathy Morgan, Senior Planner, Metropolitan Area Planning Department,** presented a request for an Amendment #2 to the Stonebridge Community Unit Plan, DP-295 Parcels 11a and 11b to allow expansion of an accessory building.

The DAB heard the request so that adjacent property owners and Wichita residents had an opportunity to express their concerns. MAPD staff recommended approval of the request with the following conditions:

- (1) The applicant shall submit four revised copies of the CUP to the Metropolitan Area Planning Department within 60 days of approval or the request shall be considered denied and closed.
- (2) If the Zoning Administrator finds that there is a violation of any of the conditions of the CUP amendment, 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 the CUP amendment null and void.

There were no questions or concerns from DAB V Board Members, adjacent property owners or citizens.

**Action Taken:** **Johnston** made motion made to **APPROVE** the application based on staff recommendations and subject to the conditions set forth in the staff report. **Palmer** seconded.

**Motion passed 8-0.**

**ZON2016-00033: Kathy Morgan, Senior Planner, 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 23.2 acres of Castlegate Addition. The applicant proposes to build duplexes on existing platted lots on the subject property.

In attendance were **Justin Cooke**, owner/applicant, **Russ Ewy**, Baughman Company, agent for the applicant and more than 30 property owners from the adjacent properties on the east and north side of proposed development. Complete guest list is provided at the end of this report.

DAB member, **Trevor Kurth**, excused himself from the meeting due to a conflict of interest.

After staff presentation, **Ewy** addressed the Board. He indicated that the applicant met with the Board of the Deer Glen at Buckhead HOA on July 26 to present their proposal for development. The applicant proposes building 75 duplex units/150 residents on the currently 75 platted lots. It will be built in phases. All units will be owned and maintained by one ownership and vigorous background checks will be performed on all potential tenants.

DAB member questions to the applicant/agent included:

- What were the neighborhood concerns from your meeting with HOA Board?
  - Screening along north and east property lines
  - Code requirements for screening
  - Traffic impact on Cindy
  - Land/property maintenance
- How many square feet per unit and what features will each residence have?
  - Three bedroom, two, bath, two car garage

- 1,200 square feet per unit
- No basement
- What will the rent be?
  - \$1,100 - \$1,200
- Will there be fencing?
  - Most likely

12 property owners of the adjacent neighborhoods then addressed the Board in opposition of the change. **Lance Thompson**, President of the HOA, stated that he is adamantly opposed to a rental neighborhood coming into their neighborhood. The development was supposed to be high-end, owner-occupied patio homes. Doubling the number of residences will have a huge negative impact on the surrounding property owners and neighborhoods. Rental property conditions decline over time and do not belong in a neighborhood with home values starting at \$185,000. Other concerns mentioned by the numerous property owners include:

- Drastic increase in traffic through neighborhood
- Property values will be negatively impacted
- Bought home/lot based on current SF-5 zoning, thinking I would be backing to a single-family residential neighborhood
- With no covenants in place, properties won't be maintained, especially if sold
- Will back to six residences instead of one or two
- No code requirements
- With sidewalk access, 150 new families will have access to our neighborhood
- Rental properties are never maintained as they are originally planned and they become run-down
- Our neighborhood was never contacted by the developer to discuss proposed development
- With the restrictive covenant of 1,200 SF per residence, a 2,400 SF duplex will not fit on most of the lots
- Section 8 Housing does not belong in a neighborhood of \$200,000+ homes

DAB members voiced concern. Their concerns included:

- Values of adjacent properties will decrease
- Rental properties deteriorate over time
- Safety, security and traffic inflow to the area. The area is not designed to accommodate
- It was designed for 75 residences not 150 residences
- Many property owners bought/developed their properties based on current SF-5 zoning
- Zoning should not be changed to accommodate one developer at the expense of the adjacent property owners

**Johnston** made a motion to **DENY** the zoning request. **Kerschen** seconded.  
**Motion passed 6-1-1.**

#### Old Business

None

**Meeting adjourned at 7:53 p.m.**

The next District V Advisory Board meeting will be held at 6:30 p.m. on **Monday, August 1, 2016**, at Fire Station #21, located at 2110 N. 135th St W., Wichita, KS 67235.

**Guest List**

Ryan Ott  
Kathy Morgan  
Judith Rollins  
Clair Beecher  
John Fleischman  
Tracy McKay  
Angie Becker  
Chad Becker  
Paula Waterbury  
Mike Mitchell  
Cory Rainwater  
Ray Baty  
Alan Kailer  
Russ Ewy  
Justin Cooke  
Charles Gorges  
Lance Thompson  
Charles May  
Robert Bakey  
Jeanne Gerstenkorn  
Ed Gerstenkorn  
Dean Mefford  
Diana Mefford  
Steve Molde  
Rhonda Molde  
Ashleigh Chaffee  
Lisa Gerick  
Brian Sharping  
Kathy Cravens  
Lil Simpson  
Derek Purcell  
Jerry McIntire