

DISTRICT III ADVISORY BOARD AGENDA

August 3, 2016
6:30 p.m.

Wichita Water Center
101 E. Pawnee
Wichita, KS 67211

ORDER OF BUSINESS

Call to Order
Approval of Agenda for August 3, 2016
Approval of Minutes for July 6, 2016

STAFF REPORTS

1. **Swearing in of District Advisory Board**
Karen Sublett, City Clerk will swear in District III Advisory Board Members

2. **Fire Report**
WFD will report on any specific issues of concern in the area.

Recommended Action: Receive and file.

3. **Police Report**
Community Police Officers will report on community policing issues in the area.

Recommended Action: Receive and file.

PUBLIC AGENDA

4. **Scheduled items**
None

Recommended Action: Receive and file.

5. **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: Provide comments/take appropriate action.

NEW BUSINESS

6. Improvements to the intersection at Mt Vernon & Hillside

Tim Davidson, CIP Civil Engineer, Public Works and Utilities, will present the design concept for improvements to the intersection at Mt Vernon & Hillside. An open house will be held to provide an opportunity for an informal discussions with interested parties beginning at 6:00 p.m. prior to DAB meeting at 6:30 p.m.

Recommended Action: The design concept be APPROVED.

7. ZON2016-00022 & CON2016-00015

Bill Longnecker, Senior Planner, will re-examine a request for a zone change to LI Limited Industrial (LI), and a Conditional Use for a Wrecking/Salvage Yard. The applicant is requesting a zone change from SF-5 Single-family Residential (“SF-5”) and GC General Commercial (“GC”) to LI Limited Industrial (“LI”) and a Conditional Use to permit a wrecking/salvage yard on three unplatted tracts that total approximately 7.9-acres. The subject property is mostly vacant, with the northern tract developed with a car lot. The Unified Zoning Code (UZC) definition of a “wrecking and salvage yard” includes the proposed use: “...a lot, land, or structure used for the collecting, dismantling, storing, and/or salvaging of machinery, equipment, appliances, inoperable vehicles, vehicle parts, bulky waste, salvage materials, junk, or discarded materials; and/or for the sale of parts thereof. Typical uses include motor vehicle salvage yards and junkyards.” The UZC, Art III, Sec III-D.6.e, requires a Conditional Use for a wrecking/salvage yard in the LI zoning district.

Recommended Action: Based on updated information found, planning staff recommends that the request be APPROVED.

8. ZON2016-00032

Bill Longnecker, Senior Planner, will present a request for city zone change from Single-Family Residential (SF-5) to Two-Family Residential (TF-3) zoning on approximately 2.73 acres of Rivendale Addition to Wichita, Sedgwick County, Kansas. The applicant proposes to build duplexes on 13 platted lots located on either side of Victoria Street, immediately north of 55th Street South.

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

BOARD AGENDA

9. 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.

10. Adjournment

The next District III Advisory Board meeting will be September 1, 2016 at 6:30pm at The Water Center, 101 E. Pawnee.