

# DISTRICT I ADVISORY BOARD AGENDA

November 7, 2016, 6:30 p.m.

Atwater Neighborhood Resource Center  
2755 E. 19th St. N., Wichita, KS 67214

## ORDER OF BUSINESS

Call to Order

Approval of agenda for November 7, 2016

Approval of minutes for October 3, 2016

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### Public Agenda

Board will hear public issues from individual citizens regarding City issues not scheduled on the agenda. Each presentation is limited to five minutes unless extended by the Board.

#### 1. Scheduled Items

No Items

#### 2. Off Agenda Items

No Items

#### 3. Staff Reports

##### Fire Report

**Fire Department** will provide information on activity in the District I community.

**Recommended Action:** Receive and file

##### Police Report

**Police Department** will provide information on activity in the District I community.

**Recommended Action:** Receive and file

##### Library Report

**Library staff** will provide information on activity in the District I community.

**Recommended Action:** Receive and file

##### Park & Recreation Report

**Park & Recreation staff** will provide information on activity in the District I community.

**Recommended Action:** Receive and file

##### New Business

#### 4. CON2016-00049 GO General Office to CON Conditional Use for Animal Care Limited

**Kathy Morgan, Metropolitan Area Planning Department, will present this request.** The applicant requests a Conditional Use to provide boarding services and expand an existing veterinary clinic on property zoned GO General Office on at 404 S Edgemoor. The site is located north of Kellogg on the east side of Edgemoor, south of Lexington Drive. Lot 2 is currently vacant and will be the location of the expansion of the one-story commercial building on Lot 1 with on-site parking, as shown on the attached site plan.

**Recommended Action:** Based upon information available prior to the public hearings, planning staff recommends that the request be APPROVED, subject to 2 conditions.

**5. CON2015-00027 LC Limited Commercial to Conditional Use to allow a nightclub in the city  
Kathy Morgan, Metropolitan Area Planning Department, will present this request.**

The LC Limited Commercial (LC) zoned site advertises itself as the “Field House” nightclub located south, across 17<sup>th</sup> Street North, from the Wichita State University (WSU) campus. The applicant’s agent has stated the site has continuously been a nightclub for over 30-years. An oral history of the site indicates the site had been a 3.2 tavern in the 1970s. The internet advertises the Field House as a sports bar with a young clientele. Planning could not find a Use Exception or Conditional Use for a tavern, drinking establishment or nightclub on this site. The nightclub is considered a nonconforming use, i.e., being established prior to the current Unified Zoning Code (UZC). The applicant is requesting a Conditional Use to bring the site into compliance with the current UZC, which was adopted by the City of Wichita and Sedgewick County in 1996.

**Recommended Action:** The nightclub is not out of character with the development in the area, which is developed around WSU. It seems the main issue is the lack of parking, which the applicant will need to address with either a shared parking agreement (little opportunity for that) or a variance, which would result in the parking remaining as it currently is. If denied the site’s LC zoning would not be removed and applicant could continue to operate as a non-conforming nightclub, per the UZC’s Non-Conforming policies. Denial would make it more difficult for the site to continue to operate as a long time nonconforming use, prevent an expansion of the nightclub and could eventually remove the nonconforming nightclub and allow another use to operate by right on the LC zoned property. Based upon the information available prior to the public hearings, Planning staff recommends that a Conditional Use for a tavern, drinking establishment or nightclub be **APPROVED**, subject to 6 conditions.

**Board Agenda**

**6. Updates, Issues and Reports**

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

**Recommended Action:** Receive and file

The next DAB I meeting will be held at 6:30 p.m., December 5, 2016, at the Atwater Neighborhood Resource Center, 2755 E. 19<sup>th</sup> St. N., Wichita, KS 67214.

**Adjourn**