

District II Advisory Board Minutes

June 7, 2010

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The District II Advisory Board meeting was held at 7:00 p.m. at Fire Station #20 located at 2255 S. Greenwich Road. CM Schlapp was in attendance, (9) board members attended, (4) staff and approximately (9) citizens were in attendance. Only those individuals who signed in are listed as guests below.

Members Present

Max Weddle
Daryl Crotts
Tom Roth
Marty Weeks
Sarah Devries
Phil Ryan
Brian Carduff
April Leason
Paula Hancock
Aaron Mayes

Members Absent

David Mollhagen

Staff Present

Antione Sherfield- Neighborhood Assistant
Officer Neal – WPD
Captain Anderson - WFD

Guests

Listed below

ORDER OF BUSINESS

CALL TO ORDER

The meeting was called to order at 7:00 p.m. CM Schlapp welcomed everyone and explained how the DAB meeting is conducted. DAB members did introductions.

APPROVAL OF MINUTES AND AGENDA

- **June Agenda (9-0)**
- **March Minutes approved (9-0)**

PUBLIC AGENDA

1. **Off-Agenda Items**
No items submitted

STAFF REPORT

2. **Community Police Report**
Officer Neal provided information pertaining to current crime trends in District II. Officer Neal spoke about traffic enforcement throughout the City.

The Wichita Police Department have identified several areas in East quadrant of the City. Rock Road and Central coupled with Kellogg and Webb Road are the most enforced areas. He also spoke about a Burglar Reduction Plan, all bureaus are working together to ID property along with serial numbers. It appears the new crime trend is burglars targeting homes for sale on the market. He encouraged residents to be aware of who is entering and exiting your neighborhoods and to contact WPD if something looks suspicious

CM Schlapp thanked Officer Neal for the fine work that the Police Department provides the community.

Recommended Action: Receive and file

3. Community Fire Report

Chief Anderson, provided information pertaining to Fire Service calls in District II. He stated there were twelve (12) fires in the City of Wichita during the month of May. Five (5) were accidental, five (5) were undetermined, and two (2) were still under investigation.

Chief Anderson also mentioned that the third week in June was Fire Safety Week. The focus of week is health, fitness, and nutrition.

CM Schlapp applauded Chief Anderson and the Fire Department for the great services they provide our community.

Recommended Action: Receive and file

NEW BUSINESS

4. Urban Renewal Plan Amendments

Jeff Vanzandt, Law Department provided information pertaining to amendments to the Urban Renewal Plan.

Background: The General Urban Renewal Plan for the Wichita Neighborhood Development Program, Urban Renewal Area (*see Map 1*) was last completed on November 27, 1972. The Plan contains a General Land Use Plan map, a description of land use categories, planning standards, 14 Project Activity Areas (most with unique Disposition Supplements), and a description of techniques to achieve the objectives of the Plan. A recent developer request to amend the General Urban Renewal Plan (URP) has raised questions regarding the relevancy and continued usefulness of the URP provisions/standards developed in the early 1960's that are not consistent with the City's current zoning requirements and land use planning policy direction. The URP's original purpose was to guide public land acquisition and redevelopment in Wichita's inner city

areas. Listed below is a summary of current problems associated with the URP provisions/standards:

- Outdated, irrelevant and inflexible - The URP contains provisions, standards and controls related to land use, building requirements, rehabilitation of existing structures, circulation requirements, signage, redeveloper's obligations, and design objectives that are contrary with current underlying city zoning requirements, various city codes and regulations, the adopted City Comprehensive Plan, and contemporary urban planning practices. More current and relevant land use plans now exist for much of the URP. Since the early 1990's, almost a dozen land neighborhood/area plans and regulations have been adopted by the City Council, covering over 72% of the URP area (*see Map 2*). A new Downtown Revitalization Master Plan will also be finalized later this year.
- Administrative enforcement - The URP provisions, standards and controls apply to any property that has been owned (past or present) by the City or the former Urban Renewal Agency, unless a Development Agreement or deed restriction is in place for a specific property. In most cases, only a detailed/expensive title search can determine chain of title issues. The Urban Renewal Agency functions were taken over by the City in the early 1980's. There are problems with missing/destroyed URP files; no record of filing URP dispositions; wrong URP land use maps recorded; no centralized tracking of URP files, development agreements and deed restrictions; and, illegible URP land use maps.
- Delayed, stymied and complicated development approval - For the development industry, URP amendments represent unnecessary complications, expenses and delays. Over the years, several amendments have been made to the URP in order to accommodate a variety of redevelopment projects in downtown Wichita that were not consistent with URP land use, building, signage and off-street parking requirements. Other projects have been delayed or stymied because of URP requirements and associated legal challenges.

Analysis: The URP area located outside the designated Project Activity Areas has no specific termination timetable or provision other than the plan amendment provision available to the City Council. The designated URP Project Activity Areas have automatic renewals for various successive 10 year periods, and can be terminated at the end of each specified period by an action of City Council. Termination during the 10 year period is possible, but requires individual property notifications and a majority vote of the owners of property according to square foot coverage.

The City Law Department and the Urban Development Department advise that there are important economic development and legal advantages for the City in retaining the framework of the General Urban Renewal Plan, and the Council's authority to exercise urban renewal powers (e.g. establishment of TIF Districts; existing designations of slum and blight conditions that serve as a basis for various statutory programs; and, the use of the option of eminent domain).

Staff feels there is merit initiating general URP amendments that would leave the Urban Renewal Area and Urban Renewal Plan 'framework' in place, but eliminate the problematic provisions and standards that are contrary to the current city zoning requirements, relevant city codes and regulations, and the comprehensive plan. The proposed URP amendments (*see Resolution, Exhibits "A" and "B"*) would create a new

“Deferred Use” category applicable throughout each of the Disposition Supplements and throughout the entirety of the General Urban Renewal Plan Neighborhood Development Program Area. Other problematic URP sections (Part D. Urban Renewal Techniques; and, Exhibit “A” Residential / Nonresidential Property Rehabilitation Standards) are also repealed. The net effect of these amendments is to allow the underlying zoning requirements of the Wichita-Sedgwick County Unified Zoning Code, relevant city codes and regulations, and planning guidance from the Comprehensive Plan (including the adopted neighborhood/area plans) to prevail.

According to K.S.A. 17-4747, the planning commission must make a recommendation to the city council as to the amendment’s conformity with the city’s comprehensive plan. On May 20, 2010, the Wichita-Sedgwick County Metropolitan Area Planning Commission reviewed the proposed URP amendments, and unanimously passed a motion finding the proposed URP amendments to be in conformity with the Wichita-Sedgwick County Comprehensive Plan. Notice of the City Council public hearing for the proposed URP amendments was published in the Wichita Eagle on June 24, 2010.

Financial Considerations: None

Goal Impact: The proposed URP amendments impacts two goal areas. They support the goal to Promote Economic Vitality, and the goal to Support a Dynamic Core Area and Vibrant Neighborhoods.

Legal Considerations: The resolution has been reviewed and approved as to form by the Law Department.

Recommendation: Enndorse the recommended amendments to the Disposition Supplements and the General Urban Renewal Plan of November 27, 1972, for the Wichita Neighborhood Development Program Urban Renewal Area. The DAB approved the recommendation (9-0).

5. **Metropolitan Transportation Plan (MTP) 2035**

Mitch Coffman, (WAMPO) provided information pertaining to the Metropolitan Transportation Plan.

Background: he Wichita Area Metropolitan Planning Organization (WAMPO) has begun the final phase of the Metropolitan Transportation Plan (MTP) 2035. The MTP 2035 is a required long range transportation plan that is designed to help guide transportation investments in the region.

WAMPO will give a short presentation about the contents of the plan; from who lives and works in the region, to the transportation needs of the region, to how the plan will be implemented and how you are involved.

A complete draft of the plan will be available to review and comment on from May 18, 2010 through June 18, 2010. The WAMPO website, www.wampoks.org, will have a link to the MTP 2035 as well as a link to provide comments.

The comments that are received during this phase will be communicated to the MTP Project Advisory Committee before they make a final determination on the plan. The MTP 2035 will not be in place until the Transportation Policy Body (TPB) formally adopts the plan.

Recommendation: None

6. 2011-2012 Proposed Budget Issues

Robert Layton, City Manager provided information pertaining to the 2011-2012 proposed budget.

Background: The City Manager is in the process of coordinating the development of the 2011 – 2012 Proposed Budget. To date, the process has included engaging City employees, developing a staff budget committee, seeking department input, and reviewing projections from Finance staff. Community input is being sought to define priorities and develop ideas to incorporate into the budget.

Analysis: This is the first of two meetings with the District Advisory Boards; a joint meeting of all the DABs will be held on June 30 to present specific strategies before the 2011 – 2012 Proposed Budget is finalized. The Proposed Budget will be presented on July 13, and the City Council will consider it for adoption on August 10.

Financial Considerations: The 2011 – 2012 Proposed Budget sets the service level priorities and projected expenditures for the City of Wichita.

Goal Impact: The budget affects service levels in all areas.

Legal Considerations: The operating budget will be reviewed by the City Council and adopted by August 15th to be in compliance with state law.

Questions/Concerns from the District Advisory Board.

- **Are there any alternatives to the ASR Project?**
- **Are there any other options besides raising water fees?**
- **Will the Water Department still operate as a separate Enterprise?**

Comments from Manager Bob Layton

- **There is an independent review to gauge where we go with regard to the ASR Project**
- **The City of Wichita has checked water rates across the Country, our rates will still be among the lowest.**

- **No other options in regard to water rate increase.**
- **Oversight will be in place as we move forward with the Water Department.**

CM Schlapp thanked Manager Layton for the great job he has done in such an short time.

Recommendation: None

7. Woodlawn Right Turn, North of Kellogg

Mike Jacobs, Public Works Department provided information to the construction of a right turn lane on Woodlawn North of Kellogg.

Background: Woodlawn, north of Kellogg, is a five lane roadway with four through lanes and a south bound left turn lane. Recent traffic analysis indicates a need to relieve traffic congestion from south bound Woodlawn to west bound Kellogg.

Analysis: The proposed improvement is the addition of a right turn lane for south bound Woodlawn traffic to the west bound Kellogg frontage road.

Financial Considerations: The estimated project cost is \$400,000-\$500,000 with the total paid by the Local Sales Tax.

Goal Impact: This project addresses the Efficient Infrastructure goal by improving traffic flow on an important transportation route.

Legal Considerations: None.

Recommendation: The **DAB** voted **(9-0)** to approve the project.

With no further business, the meeting was adjourned at 8:40 p.m. The next DAB II Meeting will be July, 12, 2010.

Respectfully Submitted,
Antione Sherfield, Neighborhood Assistant