

District II Advisory Board Minutes
September 13, 2010
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The District II Advisory Board meeting was held at 7:05 p.m. at Fire Station #20 located at 2255 S. Greenwich Road. CM Schlapp was in attendance, (8) board members attended, (4) staff and approximately (3) citizens were in attendance. Only those individuals who signed in are listed as guests below.

Members Present

Max Weddle
Daryl Crotts
Marty Weeks
Sarah Devries
Paul Hancock
April Leason
David Mollhagen
Brian Carduff

Members Absent

Aaron Mayes
Phil Ryan
Tom Roth

Staff Present

Antione Sherfield- Neighborhood Assistant
Officer Hinnners – WPD
Division Chief Boyd- WFD
Bill Longnecker - Planning Department

Guests

Listed below

ORDER OF BUSINESS

CALL TO ORDER

The meeting was called to order at 7:05 p.m. CM Schlapp welcomed everyone and explained how the DAB meeting is conducted. DAB members did introductions.

APPROVAL OF MINUTES AND AGENDA

- **September Agenda (8-0)**
- **July Minutes approved (80)**

PUBLIC AGENDA

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

STAFF REPORT

2. Swearing of the DAB Members

Janis Edwards, City Clerk's Office swore DAB Members in for 2010 -2011 year.

Recommendation: None

2. Community Police Report

Officer Hinners provided information pertaining to current crime trends in District II. He stated that WPD ran a special assignment in the Northeast quadrant of the City. They were experiencing some burglaries in the area. The special assignment lasted one month and was successful. They were able to apprehend suspects who they believe were responsible for the burglaries in the area. Officer Hinners also stated that WPD will be hosting their Halloween in the park program to teach safe trick or treat methods to local children.

CM Schlapp thanked Officer Hinners and the Wichita Police Department for the fine work they provide the community.

Recommended Action: Receive and file

3. Community Fire Report

Division Chief Boyd provided information pertaining to Fire Service calls in District II. He stated that there were (714) alarms in District II in the month of August. Out of all of those calls, only (6) were structure fires. Chief Boyd also stated that the WFD is working to be more visible in the community. One event that the WFD will be participating in is the Walk For Breast Cancer event. WFD will be wearing pink t-shirts to show their support for the event.

CM Schlapp thanked Chief Boyd and the Wichita Fire Department for the great services they provide our community.

Recommended Action: Receive and file

NEW BUSINESS

4. Wichita Point-to-Point Network

Dennis McHugh, IT Department provided information pertaining to installation of a Point-to-Point Network in District II.

Background: With the advent of two (2) complex Intelligent Transportation System (ITS) projects, the IT/IS department was tasked with finding a solution to provide a transfer path for the data generated by each. The level of data transfer mandated that the system be capable of

maintaining a real-time connection to the server system for each project. At the same time, due to many instances of slow and problematic transfer rates of data with the current leased buried cable network structure, the IT/IS Department was searching for a solution for possible replacement of the leased service.

After careful research, it was determined that the most viable and economical approach would be to replace the current leased network with a Point-to-Point (P2P) broadband telecommunications system. A distinct advantage of utilizing an antenna based technology is that it will provide a means for transferring large amounts of data from a fixed location over long distances.

On March 18, 2008, City Council granted approval for IT/IS to establish a contract for the P2P Network Project (Project), with Electronic Technology Incorporated (ETI), a company from Merriam, KS, specializing in the design, installation and deployment of networks utilizing radio frequency.

The project is under development and once completed will provide a Citywide infrastructure.

Analysis: Located on a telecommunication facility, the P2P system will require the placement of two - three (3) foot diameter microwave antennas. Located on the same facility, below the P2P system will be the Point-to-Multipoint (P2MP) distribution antennas for the area. The P2MP system will consist of a minimum of two - eight by twelve inch (8" x 12") sector antennas.

Based on the Wichita Metropolitan Planning Commission's, Wireless Master Communication Plan, a facility which is in excess of one-hundred feet (100') in height, must also provide a structure adequate to support two other radio frequency providers. Most generally these will be from a cellular carrier.

A P2P network structure requires a constant direct line-of-sight (LOS) connection between the antennas to maintain a data path. To correlate the amount of sway in a facility, one must look at the wind load placed upon the facility by the type of antennas systems attached to it. For this project, the level of radio frequency which the backhaul system shall be utilizing, the antenna system must remain rigid to within four inches of an allowable sway in the facility or the connection to an adjacent antenna shall be lost. This emphasizes the requirement for an extremely reliable structure when considering the amount of wind-loading encountered by a facility within the Wichita-Sedgwick County region.

A total of nine (9) antenna sites will be constructed to form the entire backbone of the network. The nine sites shall be divided into two rings servicing the east half and west half of the City. Three sites have been determined to connect back to the City Hall building which will house the servers for data repository of each application operating across the P2P network. This will provide a redundant path back to City Hall for any data transfer, should one site fail.

Of the identified backbone sites, five (5) shall be located within the east half of the City. Two sites will utilize an existing structure and the remaining two sites will require the installation of a telecommunication facility. Four sites shall be located within the west half of the City. All four shall require the installation of a telecommunication facility. One (1) site shall be common to both rings and provide a redundant link for the entire network. The ninth and final site shall be the City Hall building.

Even though the initial approach to the project was to provide a data path for the ITS projects and find a more reliable and less costly solution to providing network connectivity to outlying

facilities, the project scope has expanded prior to it becoming active. Several other City Departments have expressed an interest in utilizing the P2P network for transfer of data specific to projects they are developing.

Financial Considerations: An application for funding from a Federal ITS source was submitted and approved by the Federal Highway Administration (FHWA). The funding required a local match which was supplied through another federal source and IT/IS Replacement Fund.

Due to the additional requests from other City departments, there have been revisions made to the initial project scope. The same City departments have contributed to the additional costs required to complete the project.

Goal Impact: This project addresses the Internal Perspective goal by influencing the following indicators: Improve Technology Efficiencies and Increase Productivity.

Legal Considerations: The original and ensuing addendum to Contract for the P2P network have been finalized between the City and ETI. A second addendum to Contract for addition of the Water and Sewer ASR Project is currently in the draft stage. Once completed, the addendum will require the approval of City Council and ETI.

Recommendation: The DAB voted (8-0) to **approve** the Point-to-Point Network pursuant to approval from the Wichita Zoning Administrator based on the Unified Zoning Code.

5. **ZON2010-00031**

Bill Longnecker, Planning Department provided information pertaining to Zoning Case ZON2010-00031

BACKGROUND: This is a request for a City zone change from LI Limited Industrial (“LI”) to MF-18 Multi-Family Residential (“MF-18”) and LC Limited Commercial (“LC”) and to amend Protective Overlay #74 to correspond with the zone change request. The property is generally located south of East 29th Street North and one-fourth to one-half mile east of North Greenwich Road. It is 45.77 acres in size, with 34.16 acres requested for MF-18 zoning and 11.61 acres requested for LC zoning. The contract purchaser has submitted a thorough analysis of the site for development of the 34.16 acres requested for MF-18 zoning with 438 apartment units. As shown on the site proposed garden apartment site plan, the overall density would be 12.8 dwelling units per acre, well below the allowable 18 dwelling units in the MF-18 zoning district. The proposed project incorporates the site characteristics and shows extensive earth berms and landscaping for screening of parking lots both within and off-site. The amount of parking proposed is well beyond Unified Zoning Code (“UZC”) requirements. Please see the attached submittal.

The property currently is vacant. It was rezoned from RR Rural Residential (“RR”) to LI subject to Protective Overlay #74 in 2000 and platted in 2007 as part of Greenwich Business Addition. The Greenwich Business Addition plat includes approximately 30 acres to the west between this proposed tract and Greenwich Road, which is being retained for future development by the current owner and would remain subject to the LI zoning with PO #74 provisions. The plat also includes the 80-acre tract to the east that was rezoned LI and is subject to PO #155.

The property to the north is a large agricultural tract zoned RR. USD #375 owns a large tract north of the agricultural land that has split zoning of LC and MF-18; a new elementary school is located on the LC portion and the rest is vacant for future use. The land to the northeast is a Westar substation and two farmsteads on large acreages. A Westar transmission line separates the property from the vacant 80-acre LI property to the east. The remaining quarter-section lying one-fourth mile east of this site is zoned SF-5 and being developed as a single-family residential subdivision. The land to the south is being developed with a medical office facility. A large industrial park zoned LI is located west of Greenwich Road. The industrial park includes some typical office-warehouse types of uses, a retail strip center at the corner of 29th Street North and Greenwich Road, a home improvement center (Star Lumber) and a City of Wichita park complex with soccer fields and baseball fields (on property zoned SF-5).

CASE HISTORY: The property is platted as Greenwich Business Center Addition, recorded November 9, 2007.

ADJACENT ZONING AND LAND USE:

NORTH:	RR, SF-20, LC, MF-18	Agricultural, farmsteads, Westar substation
SOUTH:	SF-20	Vacant
EAST:	LI, SF-5	Transmission line, vacant, single-family residences
WEST:	LI, SF-5	Vacant, retail strip center, soccer and baseball fields, home improvement center, office-warehouse uses

The District Advisory Board had the following concerns.

- **Where is project in relation to Circle Elementary?**
- **Where will additional traffic be placed?**
- **Will traffic lanes be reformatted?**
- **Left turns at Webb Road have not been addressed.**
- **Is study ongoing?**
- **Is there a need for development in the area?**
- **Who is typical resident?**

Recommendation: The DAB voted (8-0) to **accept** the Planning Departments recommendation to approve the project.

With no further business, the meeting was adjourned at 8:35 p.m. The next DAB II Meeting will be October 4, 2010.

Respectfully Submitted,
Antione Sherfield, Neighborhood Assistant