

District IV Advisory Board
Meeting Minutes
October 1, 2008
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The **District IV Advisory Board Meeting** was held at the 6:30 p.m. at the Lionel Alford Branch Library, 3447 S Meridian.

Members Present

Doug Leeper
Joshua Blick
Nancy Wilhite
Tom Engelmann
Gerald Marsh
Ed Koon
Jim Benton
Peggy Bennett

Staff Present

Captain Speer, Police
Officer Woodrow, Police
Officer Gomes, Police
Kelli Glassman, City Manager's Office
Derrick Slocum, Planning
Officer Long, Police
Mary K Vaughn

Order of Business

Call To Order

The meeting was called to order at 6:35 p.m.

The October 1, 2008 agenda was approved 8-0.
The August 6, 2008 minutes were approved 8-0.

The DAB members present were sworn in for the year by the Deputy City Clerk.

Public Agenda

The public agenda allows members of the public to present issues not on the agenda to the District Advisory Board. Each presentation is limited to five minutes unless extended by the Board.

1. Scheduled Items

No items were scheduled

2. Off-Agenda Items

No items were submitted.

Staff Presentations

3. Public Safety Reports

Community Police Report

Officers present reported the following:

- Reminded citizens to keep doors locked to your house and cars to prevent burglaries.
- There has been SUR 13 gang graffiti found on Pawnee
- Crime dropping in 13 beat, but burglaries are up, but police may have caught a suspect.
- Police presence has increased around West High which has helped decrease crime in the past.
- Two NOTE projects at Yellowstone to 119th and the 9500 block of Yosemite.
- Officer Clump will be replacing Officer Woodrow

Action Taken: Received and filed.

New Business

Mayor's Vision

Mayor Brewer presented to the group regarding his vision for the downtown area. He acknowledged how it is important to encourage growth and development in the downtown area and in the City as a whole to attract and keep our younger population from moving elsewhere. This includes attracting and retaining businesses, making elected officials accountable for their actions, engage and receive input from all citizens on their future vision for the city and get the media to accurately portray events occurring in the City of Wichita.

The Board thanked Mayor Brewer for his time and presentation

4. Petition to pave Elizabeth, between 45th St S and 46th St S & 46th St S, between Elizabeth and the existing pavement to the west

Mary K Vaughn, Housing and Community Services Director, presented this item. Wichita is recognized as an “entitlement” city by the U.S. Department of Housing and Urban Development (HUD). This is based on a federal formula which looks at total population, the number of persons below the poverty level, the number of overcrowded housing units, the age of housing and the population growth lag.

As a result of our “entitlement” status, we receive annual allocations for the following programs based on the formula results and available funds: Community Development Block Grant (CDBG); HOME Investment Partnerships Program (HOME); American Dream Downpayment Initiative (ADDI); and Emergency Shelter Grant Program (ESG). The amount of the allocations is determined by the budget adopted by Congress in any given year.

In order to be eligible to receive CDBG, HOME, ADDI and ESG as an “entitlement” city, the City must have a five year Consolidated Plan. The current 2004-2008 Consolidated Plan will expire on June 30, 2009 and in order to continue to receive these funds, a new Plan must be approved by HUD and in place by then. The purpose of the plan to establish the community’s goals and provide a framework for evaluating funding requests. One of the required components of the plan is the establishment of community priority needs. In order to establish the priority needs, the City must seek input from a variety of stakeholders. Focus should be on areas of need which are eligible for federal funding. Because federal funds are being reduced every year, it is critical that the community priority needs be established, in order to provide guidance in funding decisions.

In the current year, just over \$4M was allocated to Wichita from all four sources.

Action Taken: Reviewed and commented on community priority needs.

5. CON2008-00037

Derrick Slocum, Planning, presented this conditional use request for a wireless communication facility Generally located midway between Meridian Avenue and Seneca Street, on the southwest corner of Pawnee and Glenn Avenues.

The applicant, T-Mobile Central, LLC, is seeking a Conditional Use to permit the construction of a 120-foot high, galvanized steel, monopole cell phone tower. The site is owned by the City and the building on it was used as a fire station, however it is currently being used by County Emergency Medical Services (EMS) and by a Police Bomb Unit. Considerations for location of the tower on the site include verification that there is no interference with the existing uses on the site. The Wireless Communication Facility Ordinance (adopted by the WCC 4-08-08 & BoCC 4-9-08), encourages the location of wireless facilities on certain City or County owned properties, which have been identified and marketed as available, and this site appears to qualify for consideration for a wireless facility. The applicant also solicited public input prior to the application. To staff’s knowledge the only response has been from USD 259 and they have indicated that they had no major issues with the proposed tower. Per the amended Wireless Communication Facility Ordinance, new wireless communication facilities over 65-feet in height in the SF-5 zoning district may be permitted with a Conditional Use.

Action Taken: The Board recommended approval 8-0.

6. CON2008-00037

Derrick Slocum, Planning, presented this conditional use request for Warehouse, Self Storage Generally located east of Seneca and 1/2 mile north of Pawnee (2010 S Seneca). The applicant seeks a Conditional Use to permit expansion of an existing self storage business with a climate controlled storage building. The existing self storage business north of the application area was permitted under a Board of Zoning Appeals (BZA) Use Exception (see the attached BZA52-88 Resolution). The application area is zoned LC Limited Commercial (“LC”), and is currently vacant. North and east of the site is the existing self storage in LC and GO General Office (“GO”) zoning. South and west of the site is LC zoned property used for vehicle parking and a fuel outlet; further south is an LC zoned church.

Action Taken: The Board recommended approval 8-0.

7. ZON2008-00047

Derrick Slocum, Planning, presented this request for zone change from SF-5 Single-family Residential (“SF-5”) to LI Limited Industrial (“LI”) in the area generally located south and east of the intersection of W. Walker Street and S. Sabin Avenue.

The Board asked if there had been any opposition to this request and it was stated that no opposition had been voiced thus far.

Action Taken: DAB members voted 8-0 to recommend approval of the request.

8. ZON2008-00049

Derrick Slocum, Planning, presented this a request for zone change from SF-5 Single-family Residential (“SF-5”) to LC Limited Commercial (“LC”) in the area generally located north and east of south Meridian Avenue and I-235 (3500 South Meridian Avenue.)

The Board and citizens presents asked the following questions and had the following concerns:

- What will be developed on this property?
- Is there other property nearby that could be considered for this development?
- Any opposition from church and neighbors regarding this case?
- How does the church define ownership of their property?
- It has been suggested that a fast food restaurant will be placed at this location so residents and the Board have the following concerns:
 - The restaurant would basically be in their front/back yard (making it also difficult to sell their houses)
 - Increased noise from speakers and traffic (can already here drive-thru speakers on the other side of the street from other restaurants)
 - Increased trash in resident yards (already an issue with existing restaurants in the area)
 - Increased traffic flow through neighborhood and difficulty finding parking
 - Property taxes will raise if another establishment locates here

Action Taken: DAB members voted 7-1 to recommend approval of the request with a protective overlay for the site to accommodate neighbors as much as possible.

9. CUP2008-00033 and ZON2008-50 DP-314

Derrick Slocum, Planning, presented this a request to create DP-314 Turkey Creek Commercial Community Unit Plan; zone change to “LC” Limited Commercial from “SF-5” Single-family Residential.

The Board had no comment or questions. One citizen present asked for clarification regarding the type of establishments that would be allowed at this location under the newly proposed zone change.

The DAB Members were provided the public notice and MAPD staff comments for review.

Action Taken: DAB members voted 8-0 to recommend approval of the request with a protective overlay for the site to accommodate neighbors as much as possible.

OLD BUSINESS

10. No items were submitted

BOARD AGENDA

11. Board Updates and Issues

- **Blick** announced that he is attending the Citizens Police Academy and enjoying it.
- **Marsh** announced that the Mayor and several City Council and staff just returned from a Sister Cities trip.
- **Glassman** announced the Stanley Health fair on October 28 from 6-8 pm at Stanley NCH and that Stanley NCH will be a host site for Operation Holiday in November.

12. Adjournment

With no further business, the meeting adjourned at 8:40 p.m.