# District II Advisory Board Minutes
**July 11, 2011**
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The District II Advisory Board meeting was held at 6:45 p.m. at Fire Station #20 located at 2255 S. Greenwich Road. CM Meitzner was in attendance, (7) board members attended, (4) staff and approximately (4) citizens were in attendance.

**Members Present**
Max Weddle
Daryl Crotts
Tom Roth
David Mollhagen
April Leason
Marty Weeks
Phil Ryan
Sarah Devries
Brian Carduff
Aaron Mayes

**Members Absent**
Paula Hancock

**Staff Present**
Antione Sherfield- Neighborhood Assistant
Bill Longnecker – Planning Department
Officer Lloyd – Wichita Police Department
Chief Anderson – Wichita Fire Department

## ORDER OF BUSINESS

### CALL TO ORDER

The meeting was called to order at 6:45 p.m. CM Meitzner welcomed everyone and explained how the DAB meeting is conducted. DAB members did introductions.

### APPROVAL OF MINUTES AND AGENDA

- **July Agenda approved (7-0)**
- **June Minutes approved (7-0)**

### PUBLIC AGENDA

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

## STAFF REPORT

2. **Community Police Report**

**Officer Lloyd** provided information pertaining to current crime trends in District II. Officer Lloyd stated that Kellogg and Webb Road is ranked #2 in regard to highest accidents in the City of Wichita. Most vehicles are running red lights and following other vehicles too closely. They will be setting up special assignments in an effort to detour accidents in the area.

Lastly, Officer Lloyd endorsed the Race for Cure that will take place in September. The race will start at Towne East Mall and travel through Eastborough as done in previous years. The race organizers are anticipating 10,000 participants this year.

**CM Meitzner** thanked Officer Lloyd and the Police Department for the fine work they provide our community.

**Recommended Action:** Receive and file

3. **Community Fire Report**

**Chief Anderson** provided information pertaining to Fire Service calls in District II. Chief Anderson stated there was one (1) fire in District II during the month of June. The fire took place at 6000 E. Central. The cause was due to faulty wiring and the damage is estimated at $30,000.

There were also four (4) house fires in City limits on the 4th of July. Total damages were listed at $500,000.

**CM Meitzner** thanked Chief Anderson and the Fire Department for the fine work and service they provide our community.

**Recommended Action:** Receive and file

## NEW BUSINESS

4. **ZON2011-00020**

**Bill Longnecker, Planning Department** provided information pertaining to Zoning Request located East of Rock Road, on the Northwest side of Pawnee Avenue and Oak Knoll Road.

The applicants are requesting consideration for LI Limited Industrial ("LI") Zoning for the OW Office-Office ("OW") zoned, 7.07-acre, undeveloped portion of Lots 1, and 2, Block 1, Plaza at Cherry Creek Hills Addition. The proposed rezoning would allow the applicant to establish a machine shop with lathes and mills (general manufacturing) and medical services. A machine shop/general manufacturing is not permitted in the current OW zoning district, but is permitted by right in the following zoning districts; GC General Commercial ("GC", with building design

considerations), IP-A Industrial Park – Airport ("IP-A"), IP Industrial Park ("IP"), CBD Central Business District ("CBD"), LI Limited Industrial (LI"), and GI General Industrial ("GI"). Medical services are not permitted in the current OW zoning, nor is it permitted in the IP-A or IP zoning district. Both uses are permitted by right in the GC (as noted), LI and GI zoning districts. The applicant has revised his request to GC zoning with a Protective Overlay.

Properties abutting and adjacent to the site on its west and north sides are B Multi-Family Residential ("B") zoned vacant land and two – three storey apartments and OW zone vacant land and a self storage warehouse. There is also a western, adjacent LC Limited Commercial ("LC") zoned electrical substation. West, south and north of the site, across Rock Road, are LI zoned Cessna Aircraft properties and facilities. Cessna is one of the four principle aircraft manufacturing complexes in the Wichita – Sedgwick County community.

South and southeast of the site, across Oak Knoll Street, there is an LI and OW zoned concrete products contractor's yard, LI zoned vacant land (in the past the Durham school bus staging yard), and gas storage tanks (probably the oldest development in the area). A MF-29 Multi-family Residential ("MF-29") zoned condo development is located to the southeast, across Oak Knoll, of the site. A SF-5 Single-family Residential ("SF-5") zoned single-family residential neighborhood is located south of the condos, the contractor's yard, the gas storage tanks, and the vacant land. There are MF-29, B, TF-3 Duplex ("TF-3"), MF-18 Multi-family Residential ("MF-18"), and SF-5 zoned apartments, duplexes and single-family residences located east and northeast of the site, across Pawnee Avenue.

**CASE HISTORY:** The subject site was rezoned from B to OW in 1996, subject to platting. The Plaza at Cherry Creek Hills Addition was recorded with the Register of Deeds July 30, 1999. The subject site is currently platted as parts of Lots 1 and 2, Block 1 of the Plaza at Cherry Creek Hills Addition.

**ADJACENT ZONING AND LAND USE:**

| | | |
|---|---|---|
| NORTH: | OW, B, | Undeveloped lands, apartments |
| SOUTH: | LI, OW, MF-29 | contractors yard, gas storage tanks, vacant land, condos |
| EAST: | B, MF-29, MF-18, TF-3, SF-5 | Apartments, duplexes, single-family residences |
| WEST: | OW, LC, LI | Self storage warehouse, electrical substation, aircraft manufacturing complex |

# The DAB Board had the following concerns:

- **Are there any protest petitions?**
- **How many homes fall within notification area?**
- **DAB members concerned there was no protest petition within residential surrounding area.**
- **Is the 35ft setback built into the protective overlay?**
- **Will there be any curb cuts on Pawnee?**
- **How much screening will be provided seeing that the fence relatively close to road?**

- **Are there any complaints from residents who reside directly behind site location.**
- **What is the business use?**

**Recommended Action:** The DAB approved the case **(7-0)** contingent on **removal** of **no billboard permitted** restriction listed in the Staffing recommendation.

With no further business, the meeting was adjourned at 7:36 p.m. The next **DAB II Meeting will be August 1, 2011.**

Respectfully Submitted,
Antione Sherfield, Neighborhood Assistant