

District II Advisory Board Minutes

November 2, 2009

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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, (7) staff and approximately (11) citizens were in attendance. Only those individuals who signed in are listed as guests below.

Members Present

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

Staff Present

Antione Sherfield- Neighborhood Assistant
Bill Longnecker – Planning Department
Detective Naldoth – WPD
Detective Berry – WPD
Officer Ryan - WPD
Robert Dusenbery - WFD
Larry Cole - 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

- **November Agenda (9-0)**
- **October Minutes approved (9-0)**

PUBLIC AGENDA

1. 11421 E. Harry Street

The homeowner of 11421 E. Harry Street made the DAB aware of the City of Wichita cutting trees on his property (3 Red Bud trees). He states that construction is about to begin in his area and he was notified about the tree cutting but thought they would just trim the trees versus cutting them completely out. He also stated that he had an emotional tie to the trees because they were planted over thirty (30) years ago.

CM Schlapp asked if he wanted to set up a meeting to visit with the Public Works staff concerning the issue. He stated that there was nothing that could be done, he just wanted to make the Council Member aware of what took place.

CM Schlapp thanked him for coming to the DAB meeting and sharing this information

STAFF REPORT

2. Community Police Report

Officer Ryan provided information pertaining to current crime trends in District II. Officer Ryan stated that there were 556 Police Reports during the month of October in District II. He also added that larcenies are beginning to pick up especially with the Holidays approaching.

Detective Berry, Auto Theft Investigations (WPD) stated that there were 1,483 auto thefts in 2008. He states over 500 could have been prevented. He cautioned everyone not to warm vehicles up without being inside of it during the winter months. He also instructed everyone not to leave keys inside vehicles or under wheel wells. He states that thieves today are extremely sophisticated in regard to their craft.

CM Schlapp thanked Officer Ryan, Detective Berry and the Wichita Police Department for the fine work they provide the community.

Recommended Action: Receive and file

3. Community Fire Report

Captain Dusenbery provided information pertaining to Fire Service calls in District II. Captain Dusenbery stated there were twenty three (23) fires Citywide during the month October. Thirteen (13) were intentionally, Eight (8) were accidental, and two (2) have not been determined. The total amount of damage was estimated at \$1.6 million. He also encouraged everyone to be careful especially when igniting your furnaces for the first time and working with space heaters. Lastly, he stated the Fire Department will be starting a new Fire Recruit class at the end of the November.

CM Schlapp applauded Captain Dusenbery and the Fire Department for the great services they provide our community.

Recommended Action: Receive and file

NEW BUSINESS

4. OCI End of Year Report

Harlan Bascombe, Office of Central Inspection provided information pertaining to end of year numbers in regard to code enforcement and violations.

Harlan stated that due to budget cuts the Office of Central Inspection lost one (1) inspector. Harlan also provided the data below:

Tall Grass & Weeds cases started – 3,227

Tall Grass & Weeds cases closed – 2,386

Tall Grass & Weeds cases contractor Abated – 856

Nuisance Cases started – 5,506 Nuisance Cases closed – 3,066

Nuisance Cases Contractor Abated – 89

Nuisance Cases with Inoperable Vehicle started – 1,327

Nuisance Cases with Inoperable Vehicle closed – 939

Inoperable Vehicles Contractor Abated (towed) – 73

Emergency Board Ups Structures Secured – 47

Emergency Board Ups Openings Secured – 101

CM Schlapp thanked Harlan and the OCI Department for the services they provide our communities.

Recommended Action: Receive and file

5. **CON2009-00033**

Bill Longnecker, Planning Department provided information in regard to a Conditional Use to increase the amount of outdoor storage up to 20 percent of the floor area of the applicant's building space located at 1212 South Woodlawn Avenue.

Supply has leased the northern end, approximately 24,879 square feet, of a vacant building located northeast of the intersection of South Woodlawn and East Harry Street (1212 South Woodlawn). The lot and the building's ownership have been split into two ownerships. (The approximate southern half of the building, 1230 South Woodlawn, is not part of this application.) The building is located approximately 291 feet back from Woodlawn and approximately 46 feet south of Boston Street. Being unfamiliar with the community's outdoor storage regulations, Locke Supply installed an outdoor storage area that is not compliant with zoning regulations. As indicated below the original outdoor storage area is too big and is to be located up next to the building, not as an island on the lot.

While not a lumber yard, Locke Supply sells building materials, including heating and air conditioning, electrical and plumbing supplies. Part of their inventory includes long lengths of PVC pipe. It is the practice of their company to store these longer lengths of PVC pipe outside their building. They also park their deliver vans inside the outdoor storage area. The applicant proposes to install an outdoor storage area in the area immediately west of the northwest corner of their building, which is approximately 46 feet south of Boston Street. Twenty percent of their leased floor area is approximately 4,975.8 square feet. Staff and the applicant evaluated placing the storage area on the northern side of the building; however, that is a fire lane that cannot be blocked, the surface slopes off at such an angle that it would be unsafe during icy or snowy conditions and there is a 20-foot building setback along Boston. To the east there is only 20 feet between the building and the property line, and that is also a fire lane.

The site has in excess of 140 parking spaces not including the spaces that will be lost due to the outdoor storage. At four parking spaces per 1,000 square feet required, the site needs 100 spaces to meet minimum parking standards for retail use.

The LC district permits outdoor storage of merchandise available for sale inside the building provided: the outdoor storage area is enclosed by a fence or screening wall not less than six feet in height nor less than the height of materials being screened. The screening wall or fence must be of material capable of screening the merchandise from view, and is compliant with Sec. IV-B.3 that, in part, requires the installation of a “screening fence,” “screening wall,” vegetation, landscaped earth berms or, in certain instances, plantings meeting the screening requirements of the Landscape Ordinance. The outdoor storage area may have one opening no larger than 10 feet that must be closed when the business is not open. The outdoor storage area is to be attached to the “main building” and is limited to 10 percent of the floor area occupied by the “principal use” unless Conditional Use approval for an area in size between 10 and 20 percent has been approved.

The A-O III-N district prohibits specific uses that attract large concentrations of people. An outdoor storage area does not violate that prohibition.

Surrounding property is zoned a mix of districts: north across Boston Street is Boston Park, a public park, zoned SF-5 Single-family Residential (“SF-5”); east is an apartment complex zoned B Multi-family (“B”); south is a retail commercial building and a bank zoned LC and west are properties zoned LC and MF 29 Multi-family Residential, developed as retail and duplex uses.

CASE HISTORY: The property was platted as Morley’s Second Addition in 1969.

ADJACENT ZONING AND LAND USE:

NORTH: SF-5 Single-family Residential; City Park
SOUTH: LC Limited Commercial; vacant commercial building, bank
EAST: B Multi-family Residential; apartments
WEST: LC Limited Commercial and MF-29 Multi-family Residential; duplex, retail

Recommended Action: The DAB voted (9-0) in favor of the Conditional Use request.

6. City of Wichita State Legislative Agenda

Dale Goter, City Lobbyist provided information pertaining to the State Legislative Agenda.

The Wichita City Council annually approves a state legislative agenda. It is comprised of recommendations from department heads, community-wide issues from Visioneering and REAP and various issues to monitor. Once approved, the agenda is presented to the South-Central Kansas Legislative Delegation and pursued during the subsequent legislative session that begins the following January.

Analysis: The state legislative agenda reflects the ongoing concerns of the City of Wichita. It is designed to provide guidance to our legislative delegation.

Financial Considerations: Most of the issues on the agenda have a potential fiscal impact. Some provide direct benefit, such as the appropriations for the Equus Beds ASR project. Others are more indirect, such as the Historical Tax Credits that would allow restoration of the Broadview Hotel.

Legal Considerations: Creation of proposed statutes to execute the City of Wichita agenda is overseen by the Law Department. The Law Department also reviews all proposed legislation to assess its potential impact on the City of Wichita and its citizens.

Goal: Secure legislative approval of the individual items on the City of Wichita legislative Agenda.

Recommendation/Actions: Receive and file.

With no further business, the meeting was adjourned at 8:30 p.m. The next DAB II Meeting will be January 4, 2010.

Respectfully Submitted,
Antione Sherfield, Neighborhood Assistant