

District IV Advisory Board
Meeting Minutes
July 5, 2006
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The **District IV Advisory Board Meeting** was held at 7:00 p.m. at the Lionel Alford Branch Library. In attendance were eight (8) District Advisory Board members, six (6) staff and approximately eight (8) citizens with seven (7) signing in.

Members Present

Peggy Bennett
Jim Benton
Joshua Blick
Mary Cockburn
Tom Englemann
Michael Gisick
Ed Koon
Doug Leeper
Gerald Marsh

Council Member Gray

Members Absent

Jerry McGinty

Staff Present

Cynthia Berner Harris, Library
Officer Floyd, Police
Kelli Glassman, City Manager's Office
Jean Hatfield, Library
Bill Longnecker, Planning
Officer Woodrow, Police

Guests

Irene Armstrong, 1109 Greenfield
Terry Conkle, 3104 Chase
Patricia Coombs, 1926 S Bonn
Greg Goette, 12177 Watson Rd
Carl Holmes, 1632 N Meridian
Shirley Holmes, 1632 N Meridian
Lee Webster, 337 N Exposition
Jerry Winkelman

Order of Business

Call to Order

The meeting was called to order at 7:02 p.m.

Mary Cockburn (Benton) moved to approve the agenda for the June 7, 2006 meeting. The motion passed 8-0.

- **Jim Benton (Engelmann)** moved to approve the minutes for the May 3, 2006 meeting. The motion passed 8-0.

Public Agenda

1. Scheduled Items

No items were submitted.

2. Off-Agenda Items

No items were submitted

Staff Presentations

3. Community Police Officers

Officer Floyd reported the following:

- July 1 Southwest Neighborhood Association cleanup was very successful.
- A quarterly meeting was held June 20 to discuss agencies who help the elderly and domestic violence programs at hair salons.
- There is a children's event July 8 at Watson Park.

Officer Woodrow also presented issues in some of the district beats:

- Beat 13 (South of Delano) –
 - Increased traffic enforcement.
- Beats 14
 - Sunflower Neighborhood Association continues to move signs to crime hot spots in the area which has been successful
- Beat 16
 - Working with hotels to make sure that they are complying with and posting proper ordinances (open client register, no smoking on beds). Enforcement of these practices began July 1.
 - Hotel and apartment larcenies (auto theft)
- Beat 28
 - No new community police officer until August
- National Night Out is August 1
- 22 traffic fatalities in the City so far this year

Action Taken: Receive and File.

4. Library Master Plan

Cynthia Berner-Harris, Library, presented this item to the Board. The Wichita Public Library has used master plans to guide development, relocation and realignment of its library facilities dating back to at least 1965. The current plan, adopted in 1999, was the basis for the creation of the Evergreen District and Lionel D Alford Regional branch libraries. Although the Library is only partially through the intended time frame for the current plan, changes to the community have caused some of the original planning assumptions to become outdated. The plan also failed to incorporate the Central Library into the design and delivery decisions for the library system. For these reasons, the Library Board of Directors began work updating the current plan in 2004. Since that time, the services of Gossen Livingston Associates were obtained for assistance with the process. At its June 20, 2006 meeting, the Library Board of Directors identified one of seven potential options as the scenario from which further refinement and eventual adoption of an updated plan would be based.

Details of this plan include:

By 2011:

Create a new 120,000 s.f. Central Library in the core area of the City

By 2013:

Replace the current Westlink branch with a 22,000 s.f. regional library in the general area of the present location (incorporates the current Orchard branch)

By 2016:

Create a new 5,000 neighborhood branch library for Southeast Wichita in the general area of Pawnee and George Washington Boulevard (relocating and combining the Planeview and Linwood branches)

Between 2016 and 2021:

Create a new 22,000 s.f. regional library in far East/Northeast Wichita (relocating and combining the Comotara and Rockwell branches)

By 2021:

Expand and/or remodel the existing Alford, Angelou and Evergreen branch libraries

- No closings of current facilities should take occur until replacement service is in place
- Selection of sites for any new facilities should be coordinated with Wichita Transit to ensure best access for residents that rely on transit services

The Board and citizens present were provided the opportunity ask questions and provide input: **(Ms. Berner-Harris' responses in italics)**

- **Jerry Winkelman** stated that the history collection is getting damaged. *Yes, there is just not enough room for all of the volumes that we currently have in the libraries. Staff are having to remove older items to make room for others which will hopefully be remedied with renovations*
- **Carl Holmes**, 1632 N Meridian, asked about establishing guidelines for time, place and manner of library use. *There is budget request for additional security and the desire to create police work stations at the library. We are working with Police to review code of conduct and reduce loitering.*
- What were the citizen survey results regarding library hours of operation? *There were no definite conclusions to draw, except that people wanted longer hours on the weekends.*
- What will be done about further encouraging outside access to library services? *In time, in addition to features such as the photo archive and downloadable audio books, here will be even more library services available to the public through the internet. However, copyright laws and the structure of some library facilities make this a challenge.*

Action Taken: Provided comment.

5. ZON2006-26 & CUP2006-29 DP-28, Amendment #2, Broadway 47 Plaza Community Unit Plan (CUP)

Bill Longnecker, Planning, presented the request. The applicant, Broadway 47, LLC, c/o David J. Christie, along with CASCO c/o Greg Goette (agent), requests a zone change from “LC” Limited Commercial to “GC” General Commercial on a (+) 34,760-square foot portion(s) of Parcel 1. The requested “GC” zoning is for a Home Depot’s proposed garden center, which is considered outdoor storage and sales. The applicant also requests Amendment #2 to the CUP. The proposed amendment addresses redevelopment of the CUP by reducing the area of Parcel 1 and reconfiguring it to create six (6) new parcels; Parcels 1 (reduced in size and reconfigured), 7, 8, 9, 10 & 11. The existing Parcels 2, 3, 4, 5 & 6 of the CUP are not affected by the proposed amendment.

The proposed uses for Parcels 7, 8, 9, 10, & 11 are: shopping center, financial institutions, office, personal services and retail sales as permitted by the zoning district. Any development on the subject property will be required to meet access management regulations, all compatibility setback, height, noise and design standards, the Unified Zoning Code’s (UZC) landscaping, screening and any other applicable codes and development standards.

Mr. Longnecker and Mr. Greg Goette, representative for the applicant’s agent, was present to respond to questions and comments.

Citizens present were given the opportunity to make comments and ask questions. No citizen comment or question was made.

The Board asked **Mr. Longnecker and Mr. Goette** if they were aware of any opposition to the requested change. **Mr. Longnecker** stated that he has received calls requesting further information on this, but no negative feedback.

Based on these factors, plus the information available prior to the public hearing, staff recommends the request be approved subject to the following conditions:

- A. APPROVE the zone change (ZON2006-26) to “GC” Limited Commercial on the described portion(s) of Parcel 1, subject to replatting within a year;
- B. APPROVE Amendment #2 to Community Unit Plan DP-28 (CUP2006-29), subject to the conditions listed on the proposed amendment to the CUP and the following changes to the proposed amendment’s General Provisions, Parcel Descriptions and Proposed Uses:
 1. Change language in General Provision #3, ‘Drainage’ to “...drainage and drainage improvements will be guaranteed at the time of the final plat.
 2. Reduce the parking requirements in the reconfigured Parcel 1 and the newly created Parcels 9, 10 & 11, by 25%.
 3. Add Parcels 2, 3 & 6 to General Provision #9, ‘Landscaping’ in reference to landscaping plan and guarantee.

4. Revise General Provision #6 “signs”: (a) No portable signs or off site sites permitted on the CUP. Allow (a) Maximum size of wall signs for Parcel 1 shall be increased by 20% per City sign code adjustments. (b) Maximum number of wall signs per elevation for Parcel 1 shall increase by 2. This will allow 5 signs. (c) Allow one (1) multi-tenant sign along the CUP’s 47th Street South frontage and one (1) along its Broadway Avenue frontage, per the City sign code for the “LC” zoning district
5. All property included within amended portion of the C.U.P. and zone case shall be platted within one year after approval of this CUP by the Governing Body, or the cases shall be considered denied and closed.
6. The resolution establishing the amendment and the zone change shall not be published until the replat has been recorded with the Register of Deeds. Prior to publishing the resolution establishing the amendment and the zone change, the applicant shall record a document with the Register of Deeds indicating that the replatted portion of the CUP (referenced as DP-28) includes special conditions for development on this property.
7. The applicant shall submit 4 revised copies of the amended C.U.P. to the Metropolitan Area Planning Department within 60 days after approval of this case by the Governing Body, or the request shall be considered denied and closed.

Action Taken: Josh Blick (Engelmann) moved to approve the request with the above mentioned provisions. Motion passed 7-0, with 1 abstention (**Gisick.**).

6. ZON2006-00015

Bill Longnecker, Planning, presented the request. The applicants, Kansas Home Source, LLC c/o Robert Redmon Cook Construction, LLC c/o Larry Cook along with their agent Poe & Associates, request a zone change from “TF-3” Duplex Residential and “GO” General Office to “LC” Limited Commercial on the site: Lots 5, 6 & 7, West Park Gardens Addition. The lots are narrow and deep; 73-feet (x) 389.8-398-56-feet. The applicants’ recently removed three vacant and condemned single-family residences from the site (per GIS; built 1910, 1931, 1940), which is now vacant. The site is located between a salvage yard on its east side and Seneca Avenue on its west side, almost mid-mile between Harry Street and Pawnee Avenue.

Any development on the subject property will be required to meet access management regulations, all compatibility setback, height, noise and design standards, the Unified Zoning Code’s (UZC) landscaping, screening and any other applicable codes and development standards.

Mr. Longnecker, was present to respond to questions and comments.

Citizens present were given the opportunity to make comments and ask questions. No citizen comment or question was made.

The Board asked **Mr. Longnecker** if he was aware of the development plans for the site, such as a car lot. **Mr. Longnecker** responded that he was not aware of any definite developments planned for the site, although it would likely be a certain type of general commercial. He further

commented that if a car wash were to be placed at this site, public hearings would have to be held first.

The Board also asked **Mr. Longnecker** if this zone change would help decrease the rodent population in the area. **Mr. Longnecker** stated that he is not sure that the source of where these rodents are coming from is being completely addressed, but that this change along with other redevelopment in the area will certainly make it harder for rodents to move about the area.

Based upon information available prior to the public hearings, Staff recommends approval of the “LC” zoning and the following provisions of Protective Overlay # 175:

1. Prohibited uses include limited and general correctional placement residences, limited and general day care, limited, private and public recycling collection stations, reverse vending machine, bed and breakfast inn, car washes, convenience stores, hotels/motels, recreational marine facility, night club, commercial parking area, pawn shop, indoor recreation and indoor entertainment, second hand store, service station, tavern and drinking establishment, vehicle repair limited, asphalt or concrete plant and outdoor storage.
2. On site pole lights shall be no higher than 14-foot. They shall be hooded and directed onto the site and away from abutting and adjacent residential development and zoning. No pole lights shall be located within the required compatibility setbacks.
3. A restrictive covenant binding and tying the properties together as one site will be recorded with the Register of Deeds.
4. Dedication of access control onto Seneca Avenue, per approval of the Traffic Engineer. Lots 5, 6, and 7, West Park Gardens Addition, will be treated as one site and conform to the current access management regulations.
5. Signage on the site will be as allowed in the “LC” zoning district, but be only a monument type of signage. No building signage on its north or south sides of the building.
6. Dedication of 20-feet of right-of-way along Lots 5 and 7’s Seneca Avenue’s frontage.

Action Taken: Jim Benton (Blick) moved to approve the request with the above mentioned provisions. Motion passed 7-0, with 1 abstention (**Gisick.**).

BOARD AGENDA

7. Board Updates and Issues

- Wichita Access Advisory Board is continuing to work with a consultant on the transition plan to evaluate City facilities to make them ADA compliant. This item may be presented to DAB's in the near future.
- Bastille Day is July 16.
- Noticed decrease in graffiti in the Delano area.
- National Night Out is August 1.
- 3 neighborhood associations in west Wichita are coordinating to have a neighborhood clean-up in late September or early October.
- Mary Cockburn is the new appointee to the Sister Cities Board.
- Public Works will now be coordinating tire pick-up during neighborhood clean-ups instead of Environmental Services.
- Kellogg/I-235 Project public meeting is July 20 from 5-7 at the Sedgwick County extension building at 21st and Ridge.

Action Taken: Received and filed.

The meeting adjourned at 8:22 pm.