

District II Advisory Board Minutes

March 1, 2010

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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, (8) board members attended, (4) staff and approximately (4) citizens were in attendance.

Members Present

Aaron Mayes
Max Weddle
Tom Roth
Dave Mollhagen
Brian Carduff
Sarah Devries
April Leason
Paula Hancock

Staff Present

Antione Sherfield- Neighborhood Assistant
Officer Lowe – WPD
Officer Ward – WPD
Captain Turner - WFD

Guests

Listed below

ORDER OF BUSINESS

CALL TO ORDER

The meeting was called to order at 7:08 p.m. CM Schlapp welcomed everyone and explained how the DAB meeting is conducted. DAB members did introductions.

APPROVAL OF MINUTES AND AGENDA

- **March Agenda (8-0)**
- **February Minutes approved (8-0)**

PUBLIC AGENDA

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

STAFF REPORT

2. **Community Police Report**

Officer Lowe and Officer Ward provided information pertaining to issues in District II. Officer Lowe stated that there a lot of car thefts taking place in the 13th /Greenwich area (Warren Theater, Sumo Restaurant, Alley Entertainment Center). He encouraged everyone not to leave personal items in plain view. Officer Lowe advised that the shooting at Towne East was Gang Related. They do not have suspects in custody. He

also stated that WPD is watching the Harry St. / Cypress St. area near Beech Elementary for speeding. They wrote (52) tickets total (16) for speeding in the month of February.

Officer Ward discussed issues occurring on Beat 46. Beat 46 is a small pocket in District II near the 21st /Woodlawn and 29th/Rock Road area. He stated that WPD have been working special assignments in the 21st/ Rock Road area. There has been a high volume of car thefts. They are under the impression that individuals are watching citizens place items in the car while they continue to shop in the area. He encouraged everyone to place items in trunk of vehicles.

CM Schlapp thanked the Officers and the entire City of Wichita Police Department for the fine work they provide citizens and community.

Recommended Action: Receive and file

3. Community Fire Report

Captain Turner provided information pertaining to Fire Service calls in District II. Captain Turner stated there were over 850 response calls in the month of February. He made mention that during this time of year there are a lot of controlled burns in the County.

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

Recommended Action: Receive and file

UNFINISHED BUSINESS

4. CUP2009-00022

Donna Goltry, Planning Department, provided information pertaining to the Amendment #1 to DP-82 Cross Towne East Commercial DUP for an off-site digital billboard sign in Parcel (3), generally located South of Kellogg Avenue and East of Webb Road.

BACKGROUND: The applicant proposes to remove the prohibition on off-site billboards on DP-82 Cross Town East Community Unit Plan (“CUP”) with respect to Parcel 3. The parcel is located south of Kellogg and about one block east of Webb Road, at the southwest corner of Kellogg Street and Wildcat Lane. The property is zoned GC General Commercial (“GC”). An off-site sign is a sign that delivers a message or advertisement other than the name, occupation or nature of the activities conducted on the premises or the products sold or manufactured thereon. Billboards are offsite signs. The applicant is proposing a digital L.E.D. billboard with a maximum area of 672 square feet per side and a maximum height of 30 feet.

This CUP always has prohibited offsite signs. Also, the Unified Zoning Code (“UZC”) prohibited off-site signs and billboards within a community unit plan until an amendment to the Code last year. This code amendment allowed the consideration of amending CUPs on a case-by-case basis, upon request of the property owner to determine if a proposed lifting of the prohibition in a particular case is warranted.

The proposed site plan places a full-size billboard (up to 14 feet x 48 feet or 672 square feet) at the northwest edge of Parcel 3. This falls squarely within the future right-of-way of the Kellogg freeway project. The freeway project is currently under design with funding for right-of-way purchase allocated in Wichita’s current CIP for the years 2010, 2011 and 2012. Construction funding is allocated for 2015.

Two other billboards are located in this mile segment. A full size billboard is located 750 feet east of the proposed location on Parcel 3. A junior billboard of 14 feet x 24 feet, is located an additional 520 feet to the east. When the junior billboard was installed in 2007 (SGN2006-00974, approved March 7, 2007), the sign company placed it behind the anticipated Kellogg freeway right-of-way rather than at the current property line as requested by this application. Several other right-of-way adjustments already have been made in anticipation of making this segment of Kellogg a freeway. These include a right-of-way purchase on the farm supply store, and right-of-way dedications on DP-36, DP-88 and the car wash at the corner of Kellogg and Greenwich Road.

The proposed sign is located within Airport Hazard Area A and is located approximately 520 feet to the southwest of the end of the old asphalt runway on the Beech property. FAA approval is required for any structure above 25 feet, corresponding to the height limit of 25 feet established on the CUP for Parcel 3. Information on the more detailed airport hazard maps show this parcel to be within the runway approach where the interpolated permitted heights are below requested heights. Without knowing the actual elevation of the pad site, it is difficult to determine if the 25-foot height also encroaches within the conical area shown on the hazard map. It is our understanding that the runway is not in active use, however, it has not been removed or taken off the FAA maps. Therefore, given the proximity to the Hawker Beechcraft runway, a lighted sign may be of concern to potential future reuse of the runway.

The other two billboards in this segment of Kellogg are 30 feet in height, which is the maximum allowable height of billboards unless abutting an elevated freeway. Current freeway plans show Kellogg depressed at this location, because an elevated freeway would encroach into the runway approach path for the active airstrip a little farther to the east. Another billboard is located on the west side of Webb Road, it is not considered to take its sign rights from Kellogg.

DP-82 was approved in 1977 with a Parcel 1 (0.75 acres) at the corner of the intersection, currently a liquor store, and Parcel 2 (9.247 acres) with “Proposed uses: of shopping center and or offices, professional personal services, comparison and convenience shopping.” (DP-82 Parcel No. 2, approved July 5, 1977) A strip center with TG&Y as the major tenant was built in 1977. This was replaced in 1992 by Builder’s Square, but this business has been closed since about 1998. An administrative adjustment in 1991 created Parcel 3 (0.93 acres) from Parcel 2, reflected

as a lot split recorded in 1994. Parcel 3 was designed to allow a typical small freestanding use. Proposed uses were: restaurant (includes fast food) retail shops, banks and financial institutions, offices medical and dental offices or clinics, tire, battery and accessory stores, pharmacies, small animal clinics, day care centers, and fitness centers, limited to one building on the parcel, small freestanding retail, etc. Parcel 3 was limited to one building. The original 300-foot setback from Kellogg Street, which remains for the balance of Parcel 2, was reduced to the CUP minimum allowed setback of 35 feet for Parcel 3 only. Parcel 3, created in 1991, remains undeveloped.

The surrounding area consists of the Hawker Beechcraft manufacturing and runway facilities, located on property zoned LI Limited Industrial (“LI”). The property to the east and south is zoned GC and used for vehicle sales, vehicle repair and equipment rental, plus the large tract occupied formerly by a Builder’s Square, now being renovated and converted to new uses. The property to the west is zoned GC and is a liquor store and parking area for the building under renovation. West of Webb Road, the property is zoned LI and currently has a restaurant and a retail use.

CASE HISTORY: The property is platted as Cross Town East Addition, recorded October 27, 1977. A lot split of the area within Parcel 3 was recorded November 23, 1994 (Film 1490, Page 1686). DP-82 Cross Town East CUP was approved July 5, 1977. This is the first amendment to the CUP. The administrative adjustment granted December 19, 1991, added Parcel 3, increased the number of buildings allowed on the CUP to permit one building on the new parcel, reduced the setback to 35 feet along Kellogg Street, and reduced building height for Parcel 3 to 25 feet. It did not increase the maximum floor area or maximum building coverage. This case was heard at DAB II on August 3, 2009 and deferred. The case was deferred at the request of the applicant from the MAPC meeting of August 6, 2009.

ADJACENT ZONING AND LAND USE:

NORTH:	LI	Hawker Beechcraft manufacturing and runway facilities
SOUTH:	GC	Commercial building, equipment rental, vehicle repair
EAST:	GC	Vehicle sales and repair
WEST:	GC, LI	Liquor store, restaurant, retail

Recommended Action: The **DAB** voted **(8-0)** to approve the Community Unit Plan based on the motion below:

Motion to remove the prohibition of off-site billboards on DP-82, Cross Town East Community Unit Plan with the applicant to hold the city harmless in the case of having to move the billboard sign when the city will be expanding the highway.

NEW BUSINESS

5. **New Central Library Building Program**

Cynthia Berner Harris, City of Wichita, provided information pertaining to the New Central Library Building Program.

Background: The Wichita Public Library System Master Plan, 2006-2021 was endorsed by the City Council on September 12, 2006. Property at 711 West 2nd Street was acquired by the City in 2008 and designated for use as the location for the new Central Library. A contract with HB+M|Providence Associates for completion of a building program for a new Central Library was approved by Council on April 21, 2009. The completed program document was approved by the Library Board on February 16, 2010 and was reviewed with the City Council in a workshop on February 23, 2010.

Analysis: The adopted building program is the result of a fourteen step methodology that included data collection about current library space allocations and use patterns, interviews and focus groups, surveys and charrettes. Through these steps, requirements for each component of the proposed building were established and prioritized. Appropriate adjacencies of spaces were developed so that efficiencies in use and service delivery can be ensured. Seating in the new facility would increase from 260 to 398 spaces, shelves for materials would grow from 13,988 to 20,343, the number of public computers would grow from 31 to 101 and seats in meeting rooms would expand from 260 to 687. Using these guidelines, the program anticipates design of a facility approximately 156,400 s.f.

At the request of the City Manager and in recognition of the challenge of funding construction of a public facility of this size, two alternate program options were created: one that reduces the anticipated size of the new facility to that initially identified in the master plan, and a smaller facility driven by authorized funding in the Capital Improvement Program.

In approving the program document, the Library Board rejected the two facility alternates, opting to endorse only the largest of the facility options. Board members noted that they take seriously their responsibility to be good stewards of public monies and are committed to ensuring that facility changes create long term value to the community. They also noted that just as it is not appropriate to build public facilities that are unnecessarily too large or extravagant, it is equally prudent to ensure that buildings are not knowingly too small so that they will be outgrown in a matter of a few years.

Goal Impact: Creation of a new Central Library supports City of Wichita goals for Quality of Life and Neighborhoods as well as Visioneering Wichita's goals for downtown development and libraries.

Financial Considerations: The Master Plan projected the size of a new Central Library at 135,000 s.f. at a construction cost of \$35,000,000 (2006 dollars) plus property acquisition. The 2007 Capital Improvement Program included a \$30,000,000 appropriation for the Central Library project. This same allocation was retained in the recently adopted 2009-2018 CIP.

DAB Questions/Concerns:

- **Are you sure you can build new Library for 48 million?**
- **Did Library Board deny any request regarding Library design?**
- **How large is current building?**
- **Do you have any ideas in mind to generate additional revenue with added space?**
- **Does revenue go back into Library budget?**

- **How would you characterize usage patterns?**
- **Are you forecasting for the next (10) years?**
- **How does building a facility of this size ensure long-term flexibility ?**
- **Have you planned for traffic and parking in the area?**
- **Is there a marketing plan to market the new facility?**
- **Has additional staff and security been factored into your budget?**

CM Schlapp thanked Cynthia Berner for the presentation and commended her for her efforts in regard to the Downtown Central Library plan.

With no further business, the meeting was adjourned at 8:30 p.m. The next DAB II Meeting will be April 5, 2010.

Respectfully Submitted,
Antione Sherfield, Neighborhood Assistant