

# DISTRICT I ADVISORY BOARD AGENDA

June 1, 2015, 6:30 p.m.

Atwater Neighborhood Resource Center  
2755 E. 19<sup>th</sup> St. N., Wichita, KS 67214

## ORDER OF BUSINESS

Call to Order

Approval of Agenda for June 1, 2015

Approval of Minutes for May 4, 2015

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### Public Agenda

Board will hear public issues from individual citizens regarding City issues not scheduled on the agenda. Each presentation is limited to five minutes unless extended by the Board.

1. Scheduled Items

No items.

2. Off Agenda Items

Any individual present that did not request to speak on the public agenda prior to the meeting may speak at this time.

### Staff Reports

3. Fire Report

**Fire Department** will provide information on activity in the District I community.

**Recommended Action:** Receive and file

4. Police Report

**Police Department** will provide information on activity in the District I community.

**Recommended Action:** Receive and file

### New Business

5. CON2015-00017 Conditional Use to allow an outdoor night club in the city

**Bill Longnecker, Metropolitan Area Planning Department**, will present the request for the conditional use submitted by Union Station, LLC, c/o Gary Oborny (applicant/owner). The area is located west of Washington Avenue, on the south side of Douglas Avenue (701 E. Douglas Avenue – WCC #I) and is proposed to be an outdoor venue for entertainment, food and alcoholic drinks.

The Central Business District (CBD) zoned site is located west of Washington Avenue, on the south side of Douglas Avenue and immediately east of the elevated railroad tracks. The proposed outdoor venue for entertainment, food and alcoholic drinks is located and abutting the north and east sides of the iconic Union Station Depot (built 1914). The Union Station Depot managed rail service from 1914-1979 and has been sitting empty since 2007. The Union Station Depot itself is not part of the application, thus the requested outdoor venue is not accessory to a night club located in the Union Station Depot, but a stand-alone primary use. Per the Unified Zoning Code (UZC) Art. II, Sec.II-B.4.1. and Art. II, Sec.II-B.9.b. the proposed use is considered a night club in the city. When a tavern, drinking establishment or nightclub is located within 300 feet of a church or place of worship, public park, public or parochial school or residential zoning district, approval of a conditional use is required; UZC Art. III, Sec.III-D.6.w. Naftzger Public Park is located approximately 300 feet west of the site.

**Recommended Action:** Planning staff recommends that the request for a Conditional Use for a microbrewery with a tavern/drinking establishment/nightclub be approved, with the three listed conditions.

**6. ZON2015-00018 Request for zoning change from LI to CBD**

**Bill Longnecker, Metropolitan Area Planning Department**, will present the zoning request for The Finn Lofts, LLC & Kansas and Oklahoma Railroad, LLC (applicants/owners).

The long broken, irregular shaped, undeveloped, unplatted Limited Industrial (LI) zoned site is located north of Kellogg Street, south of Waterman Street, east of Commerce Street and west of the elevated railroad tracks. The requested Central Business District (CBD) zoning matches the west abutting CBD zoned properties; ZON2000-00032 and ZON2005-00031. Most of these abutting properties' brick, one-two story buildings were built (1900-1930) originally as warehouses utilizing the area's still existing active railroad lines/tracks. The National Historic registered Broom Corn Warehouse is the oldest building, built in 1895. The most recent building appears to have been built in 1960. What was once a warehouse district is now mostly art studios/galleries, an antique store, offices, retail and garden apartments, and is part of the Commerce Street Art District. The applicants propose to use the proposed CBD zoned subject property for much needed paved parking for these abutting CBD zoned developments. The site's current LI zoning would allow parking by right, but the applicants want the property's zoning to match the west abutting development.

**Recommended Action:** Planning staff recommends that the request for CBD zoning be approved subject to platting within a year.

**Board Agenda**

**Updates, Issues and Reports**

Opportunity is provided for the Council Member and the District Advisory Board members to report any activities, events, or concerns in the neighborhoods and/or Council District.

**Recommended Action:** Receive and file

The next DAB I meeting will be held at 6:30 p.m., July 6, 2015, at the Atwater Neighborhood Resource Center, 2755 E.19<sup>th</sup> St. N., Wichita, KS 67214.

Adjourn