

# DISTRICT I ADVISORY BOARD AGENDA

July 6, 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 July 6, 2015

Approval of Minutes for June 1, 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. 21<sup>st</sup> and Oliver design concept

**Paul Gunzelman, Public Works Engineering**, will present the design concept. On April 28, 2015, the City Council approved an agreement with MKEC Consultants to design improvements to the intersection of 21<sup>st</sup> Street North and Oliver.

The intersection of 21<sup>st</sup> Street and Oliver is currently signalized with single left turn lanes on all approaches and free-flowing right turn lane for westbound traffic that can cause safety issues with pedestrian traffic. The intersection is in need of upgrades in conjunction with the development of Wichita State's Innovation Campus and the anticipated increase in traffic counts. The design concept of the proposed improvements being considered consist of the following:

- New traffic signals, brick crosswalks and connections to existing sidewalks;
- Dual left turn lanes on all approaches; and
- Dedicated right turn lanes on all approaches
- 10' wide multi-use path on the west side of Oliver

The intersection will be open to traffic throughout construction in at least one direction; left turns at the intersection will be prohibited. Construction is planned to begin in spring 2016 and be completed in late 2016.

The proposed 2015-2024 CIP includes funding in the amount of \$500,000 for 2015 and \$3,500,000 for 2016 for total of \$4,000,000. The funding source is General Obligation Bonds.

**Recommended Action:** It is recommended that the District Advisory Board recommend approval of the proposed design concept presented by staff.

**6. Improvements to Oliver, 17<sup>th</sup> to 19<sup>th</sup> Street North**

**Paul Gunzelman, Public Works Engineering**, will present the design concept. On April 28, 2015, the City Council approved a design agreement with Professional Engineering Consultants (PEC) for a paving improvement project for Oliver from 17<sup>th</sup> to 19<sup>th</sup> Street North.

17<sup>th</sup> Street and Oliver Avenue are both currently 4 lanes, and the intersection is a signalized “T” intersection that lacks dedicated turn lanes. The intersection will need to be improved to accommodate the development of Wichita State’s Innovation Campus and the anticipated increase in traffic counts. The design concept includes the following improvements:

- New traffic signals, brick crosswalks and connections to existing sidewalks;
- A left turn lane for southbound and northbound traffic;
- A right turn lane for southbound traffic;
- 17<sup>th</sup> Street leg of the intersection will be three lanes and driveway approach to the cemetery will be aligned with 17th
- A 10’ wide multi-use path on the west side of Oliver

The intersection will be open to traffic throughout construction in at least one direction; left turns at the intersection will be prohibited. Construction is planned to begin in spring 2017 and be completed in late 2017.

The proposed 2015-2024 CIP includes funding in the amount of \$500,000 for 2015 and \$2,000,000 in 2017 and 2018 for a total of \$4,500,000. The funding source is General Obligation Bonds.

**Recommended Action:** It is recommended that the District Advisory Board recommend approval of the proposed design concept presented by staff.

**7. CON2015-00020 - Conditional Use for a FM radio broadcast system**

**Bill Longnecker, Metropolitan Area Planning Department**, will present this request. The applicant, Three Angels Seventh-Day Adventist Church, is seeking a Conditional Use to permit the construction of a 100-foot tall, lattice tower and equipment for a FM radio broadcast system on the LC Limited Commercial zoned west portion of their 9.78-acre property; Lot 1, Three Angels Addition. The “Wireless Communication Master Plan” (WCMP) defines a FM/AM radio broadcast system as a wireless communication facility. The WCMP allows administrative permits on LC zoned properties for new undisguised ground-mounted wireless communication facilities of up to 120 feet in height that comply with the compatibility height standards of the “Unified Zoning Code” (UZO) and are designated on the “Properties Eligible for an Administrative Permit for a Wireless

Communication Facility Map.” The applicant’s site plan shows the facility to comply with the UZO’s compatibility height standards. Because the site is not shown on the Properties Eligible for an Administrative Permit for a Wireless Communication Facility Map, a Conditional Use request is required. The site is not located within an “Airport Hazard Zone Area.” However the property located on the northwest corner of 45<sup>th</sup> Street North and Hydraulic Avenue is located within Airport Hazard Zone D, which allows a 300-foot maximum height for new undisguised ground-mounted wireless communication facilities. This close proximity to an Airport Hazard Zone D area would seem to indicate that the proposed 100-foot height of the lattice tower is not going to be a problem.

**Recommended Action:** Planning staff recommends that the request be approved subject to the eight listed conditions.

**8. CON2015-15 City Conditional Use request for a nightclub on LI Limited Industrial zoned**

**Bill Longnecker, Metropolitan Area Planning Department**, will present the request. The applicant, Armando Michel (applicant/owner) Ted Knopp (agent), proposes a nightclub in the city and an as needed event center for weddings, anniversaries, graduations, company celebrations, art shows, concerts and similar events on the LI Limited Industrial zoned site. The property is generally located west of Hydraulic Avenue, between Indiana and Cleveland Avenues on the north side of Central Avenue; see Exhibit B. These events could have the serving of food and cereal malt beverage or alcoholic liquor. The possibility of the on-site serving and consumption of cereal malt beverage or alcoholic liquor and music and dancing defines the request as a nightclub in the city. Nightclubs are a permitted use in the LI zoning district. However, if a nightclub is located within 300 feet of a church or place of worship, public park, public or parochial school or residential zoning district the Unified Zoning Code (UZC) requires consideration of a Conditional Use. A LI zoned church abuts the northwest side of the site and B Multi-Family Residential zoned single-family residences are located 65 feet east of the site, across Cleveland Avenue, thus the Conditional Use request. Approval of a nightclub would allow the applicant unlimited liquor sales. Approval of a night club would appear to allow the first nightclub along this section of Central Avenue, as defined by Hydraulic Avenue on the east side to the raised railroad tracks and Santa Fe Avenue on the west side.

**Recommended Action:** Protesters have contacted the MAPD in opposition to the requested Conditional Use for nightclub. Opposition cites concerns regarding the potential for illegal and dangerous activity from the proposed nightclub and associated parking. Since the previous request for a nightclub at this site, CON2004-00042, the most recent development in the area appears to remain the 2003 investment into Washington Elementary School. Improvements in the surrounding housing appears to be minimal resulting in a B, GC and LI zoned deteriorating residential neighborhood that could be absorbed by surrounding commercial and industrial uses in the future. Planning staff recommends that the request for a Conditional Use for a night club in the city be approved, with the following conditions:

- A. The site for a nightclub shall be developed in conformance with an approved site plan. A site plan must be approved within 90 days of approval by the appropriate governing body for review of the Conditional Use shall be declared null and void. The site plan shall include, but not limited to, the occupancy of the nightclub (and the size), as posted by the Fire Marshall (see condition E), landscaping, internal circulation and access as approved by Fire, and showing how much parking is required and provided for the night club and the applicant's other buildings and businesses.
- B. No outdoor entertainment, music, no outdoor speakers, recreation, food or drink services are permitted on the site.
- C. Activities for the nightclub shall not be permitted until all required permits and inspections for the facility are finished including the paving and marking of the parking lot. Plans for the paving of the parking lot will include a drainage plan reviewed and approved by Public Works/Stormwater. All improvements for the night club shall be completed within one year of approval by the appropriate governing body or the Conditional Use shall be declared null and void.
- D. The applicants shall comply with all applicable development standards of the UZC, including but not limited to parking, screening, and landscaping.
- E. Occupancy for the nightclub shall not exceed the required parking for the night club and the applicant's other buildings and businesses.
- F. The applicant shall obtain, maintain, and comply with all applicable permits and licenses necessary for the operation of a nightclub in the City.
- G. If the Zoning Administrator finds that there is a violation of any of the conditions of the Conditional Use, the Zoning Administrator, in addition to enforcing the other remedies set forth in Article VIII of the Unified Zoning Code, may, with the concurrence of the Planning Director, declare that the Conditional Use is null and void.

**9. Preliminary Budget Overview: 2016-2017**

**Troy Tillotson, Finance Department**, will present the proposed budget overview. The City Manager is in the process of coordinating the development of the 2016-2017 Proposed Budget. To date, a City Council workshop and two Social Media Town Hall events have helped define priorities and develop ideas to incorporate into the budget. Additional community input is being sought at District Advisory Board meetings to define final priorities and ideas that will ultimately be incorporated into the 2016-2017 Proposed Budget.

This meeting will provide an overview of the current financial environment, with a review of City revenue and expenditures trends, as well as financial projections relative to the development of the 2016-2017 Proposed Budget. Further input and discussion will be sought on appropriate service levels and priority areas. The 2016-2017 Proposed Budget will be presented after all input and discussion has been evaluated and recommended changes are made. A public hearing and budget adoption will follow in August 2015.

The operating budget will be presented to the City Council on July 14, a public hearing will be held on August 4, and the budget will be adopted on August 11<sup>th</sup> in order to be in compliance with state law.

**Recommended Action:** Provide feedback

### **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., August 3, 2015, at the Atwater Neighborhood Resource Center, 2755 E.19<sup>th</sup> St. N., Wichita, KS 67214.

**Adjourn**