

**DISTRICT IV ADVISORY BOARD  
AGENDA**

**September 14, 2015  
6:30 p.m.**

**Lionel Alford Library  
3447 S. Meridian  
Wichita, KS 67217**

**ORDER OF BUSINESS**

Call to Order  
Pledge of Allegiance  
Approval of Agenda for September 14, 2015  
Approval of Minutes for August 3, 2015

**STAFF REPORTS**

**1. Fire Report**

WFD will report on any specific issues of concern in the area.

**Recommended Action:** Receive and file.

**2. Police Report**

Community Police Officers will report on community policing issues in the area.

**Recommended Action:** Receive and file.

**PUBLIC AGENDA**

**3. Scheduled items**

None

**4. 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.

**Recommended Action:** Provide comments/take appropriate action.

**NEW BUSINESS**

**5. Water Line Extension for Sheridan Avenue, North of Pawnee**

**Rebecca Greif, Engineering**, will be presenting on a petition to extend the water line on Sheridan Avenue, north of Pawnee. Sheridan Avenue is currently a partially paved street in an industrial area north of Pawnee Avenue, east of West Street and unserved by water and sewer. On June 1<sup>st</sup>, the District Advisory Board recommended approval of paving Sheridan Avenue and on July 7<sup>th</sup> the City Council approved that petition.

A sewer petition signed by 100% of the resident owners, representing 100% of the improvement district area, was submitted in support of proposed sewer extension and will go to City Council for approval on October 6, 2015.

A water petition signed by 100% of the resident owners, representing 37.3% of the improvement district area, was submitted in support of proposed water line extension. The petition is valid per Kansas Statute 12-6a01.

**Recommended Action:** Engineering staff recommends that the DAB recommend approval of the water extension agenda.

**6. CUP2015-00023**

**Dale Miller, Planning**, will present on request for an Amendment to Parcel 14 of the Ridge Plaza Community Unit Plan DP-37 to permit a hotel and to increase the gross square footage from 34,242 to 50,000 square feet. The site is located 840 feet South of West University Avenue, 1,575 feet east of South Woodchuck Lane (North of West U. S. Highway 54/400 Kellogg Avenue, west of Eisenhower Airport Parkway). The subject property is currently undeveloped. Parcel 14 is zoned General Commercial (GC) and permits the following uses: service and retail commercial, offices, financial institutions, medical offices and clinics, restaurants, private clubs, theaters, racquetball, tennis and health club facilities and manufacturing.

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

**7. ZON2015-00032**

**Dale Miller, Planning**, will present on a request for TF-3 Two-Family Residential zoning generally located midway between Harry Street and Pawnee Avenue, east of Sheridan Avenue on the north side of May Street. The applicant is requesting TF-3 Two-Family Residential (TF-3) zoning on the platted approximately 75-foot (x) 100-foot SF-5 Single-Family Residential (SF-5) zoned site.

Extensive LI limited Industrial (LI) zoned land, active railroad tracks and Kansas Highway K-42 define the boundaries of the subject site's small single-family residential neighborhood. SF-5 zoned single-family residences (built mid and late 1950s and 1970) abut and are adjacent to the east, west and north sides of the subject site. A TF-3 zoned duplex (built 1977) is located the next block northeast of the subject site. LI zoned vacant land and railroad tracks are located three blocks east of the site. The LI zoned Metal Fab steel fabrication facility (built 1972-2007) is located south of the site, across May Street. More LI zoned manufacturing facilities, office-warehousing and similar uses, with some undeveloped lands are located a half a block west of the site, across Sheridan Avenue, and a half block south of the site, across May Street and active railroad tracks.

**Recommended Action:** Planning staff recommends that the request be APPROVED.

8. **ZON2015-00034**

**Dale Miller, Planning**, will present on a request for a Central Business District (CBD) generally located west of McLean Boulevard, east of Oak Street on the south side of Douglas Avenue. The site is located in (and subject to) the Delano Overlay Neighborhood District (D-O). The site's brick or fake stucco one and two-story downtown row stores (built 1928, 1930 and 1950) are currently occupied by several restaurants and retail. An expansion of the site's pizza restaurant triggered conformance to parking standards for the restaurant. The CBD zoning district more effectively resolves such issues as parking (no minimum parking standards) and setbacks that could be triggered by a change in occupancy. This is the latest application for CBD zoning in the D-O along Douglas Avenue and in the future there will be more applications for CBD zoning along Douglas Avenue within the D-O for the MAPC to consider. In the previous zoning cases a lack of on-site parking was the issue.

**Recommended Action:** Planning staff recommends that the request be APPROVED.

**BOARD AGENDA**

9. **Updates, Issues, and Reports**

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

**Recommended Action:** Provide comments/take appropriate action.

10. **Adjournment**

The next District IV Advisory Board meeting will be October 5, 2015 at 6:30pm, located at Lionel Alford Library at 3447 S. Meridian.