

District VI Advisory Board Minutes
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Wednesday
October 21, 2015
6:30 PM

Evergreen Park & Recreation Center
2700 N. Woodland, Wichita, KS 67204
Lounge Clubroom

The District VI Advisory Board meeting was held at 6:30 p.m. at the Evergreen Park & Recreation Center Lounge Clubroom 2700 N. Woodland, Wichita, KS 67204. There were five District Advisory Board members and two staff members in attendance.

Members Present

Council Member Janet Miller
Steve Mason
Gregory Boyajian
Carmen Gard
Denise O'Leary-Siemer
Joel Weihe

Staff Present

Bill Longnecker, MAPD
Martha Sanchez, Community Representative

Guests

Listed on last page

Members Absent

Deborah Sanders
Josef Hamilton
Scott Dunakey

Call to Order

Council Member Miller called the meeting to order at 6:30 p.m. and welcomed everyone.

Approval of Minutes

The minutes for October 5, 2015 were approved. **Motion passed (5-0)**

PUBLIC AGENDA

Scheduled Items: None

Off-Agenda Items: None

Action: Received and filed.

OLD BUSINESS

ZON2015-0009

Bill Longnecker, MAPD, presented a request from applicant PBP Real Estate, c/o Chris Lee (applicant/owner) Ruggles & Bohm, P. A., c/o Will Clevenger. They are requesting a zoning change to a TF-3 Two-Family Residential. The proposed site is currently zoned SF-5 Single-Family Residential, 2.53 acres in size and is located at 31st Street North and Mascot Avenue intersection.

Recommended Action: Planning staff recommends that the request for zoning change and the Conditional Use request be approved, subject to the following conditions:

- (1) The site will be developed with a total of 18 living units with two parking spaces per dwelling unit on the approximately 2.53-acre site: (The MAPC made this revision which reduced the number of living units from 23 to 18 units & required each living unit to have two on-site parking spaces.)
- (2) The site will be developed as shown on an approved site plan and in compliance with all the UZC's development standards for multi-family residential development including, but not limited to, compatibility setbacks, parking, screening, lighting and landscaping.
- (3) The site will be developed with 18 living units, reflecting the MAPC recommendations. The applicant is proposing nine duplexes versus the originally proposed 23 living units consisting of nine single-family residences and seven duplexes.
- (4) Each living area unit will have two off-street parking spaces located on the driveway of each living unit.
- (5) Each living unit will have a carport.
- (6) The applicant proposes that the two open lots shown on the revised site plan will be platted as reserves for open space and playground. There will be platted reserves for drainage, playground and open space. Originally the applicant proposed only one reserve for drainage.
- (7) There will be a 32-foot wide public street cul-de-sac designed to Subdivision Regulations for narrow residential streets for the development. Originally the applicant proposed a 25.1-foot wide drive that looped through the site, with two intersections onto 31st Street North.
- (8) There will be a 'stone' wainscot located along the shared entrance-porch portion of the front of the duplexes. The front of the duplexes will share and face the same front yard, all as shown on the elevations provided by the applicant. To understand differences, compare site plans and elevations for the difference between the original proposal and the revised proposal.
- (9) The site shall be developed in general conformance to an approved site plan (including any adjustments needed as a result of the approved platting of the subject property) and elevations.
- (10) The site will be platted within a year of approval of the zoning case by the governing body.

The DAB members were provided with the MAPD staff report with a recommendation to approve. On March 19, 2015, the Metropolitan Area Planning Commission voted unanimously (9-0), approving the request for zoning change and Conditional Use. DAB members were provided with a copy of the notification letter that was mailed out to surrounding property owners and neighbors that have attended earlier meetings. The letter highlighted the site plan improvements by the developer and the time and date of the next open public meeting.

*******Action Taken: (Weihe / Mason) made a motion to recommend approval for zoning change and the request for Conditional Use, subject to the conditions listed in the staff report.**

Motion passed: (5-0)

ZON2015-00040

Bill Longnecker, MAPD, presented a request from applicant 1400 Douglas Group, LLC. The request is for a zoning change to CBD Central Business District. The proposed site is currently zoned Limited Industrial, subject to the Delano Overlay District and is located at 1420 and 1440 West Douglas Avenue.

The DAB members were provided with the MAPD staff report with recommendation to approve, subject to the conditions listed in the staff report.

DAB? Has there been any protest? **A:** No

DAB? Has the Delano Neighborhood Association been notified? **A:** Yes

CM Miller: This type of request will become more popular with continued economic growth and development in the downtown and Delano area.

The request addressed parking requirements and allows property to have shared parking.

*******Action Taken: (Mason/ Weihe) made a motion to recommend approval for zoning change, subject to the conditions listed in the staff report.**

Motion Passed (5-0)

ZON2015-00041

Bill Longnecker, MAPD, presented a request from applicant F&T, LLC and 1520 Douglas Group, LLC. The request is for a zoning change to CBD Central Business District. The proposed site is currently zoned Limited Industrial, subject to the Delano Overlay District and is located at 1520 West Douglas Avenue.

The DAB members were provided with the MAPD staff report with recommendation to approve, subject to the conditions listed in the staff report.

DAB? Has there been any protest? **A:** No

DAB? Has the Delano Neighborhood Association been notified? **A:** Yes

*******Action Taken: (Boyajian / Gard) made a motion to recommend approval for zoning change, subject to the conditions listed in the staff report.**

Motion Passed (5-0)

BOARD AGENDA

Issues of Concern

No issues of concern were presented.

Neighborhood Reports

No neighborhood reports were presented.

UPDATES FROM COUNCIL MEMBER

The next DAB VI meeting will be held on **November 2, 2015** at 6:30 p.m. at Evergreen Park & Recreation Center (2700 N. Woodland).

The District 6 Coffee is this Saturday October 25, 2015, at the Downtown YMCA starting at 9:30am

ADJOURN

Council Member Miller adjourned the meeting at 7:00 p.m.

Guests

Lonny Wright
Christopher Lee

