

# DISTRICT III ADVISORY BOARD AGENDA

December 2, 2015  
6:30 p.m.

Wichita Water Center  
101 E. Pawnee  
Wichita, KS 67211

## ORDER OF BUSINESS

Call to Order  
Approval of Agenda for December 2, 2015  
Approval of Minutes for November 4, 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

**Naquela Pack, KS Big Brothers & Sisters**, will provide information about their programs as well as provide ways to become involved with the youth of our community.

### 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**

### **BOARD AGENDA**

#### **5. ZON2015-49 & CUP2015-43**

**Jesse McNeely, Metropolitan Area Planning Department**, will present a city zone change for LC Limited Commercial (LC) to GC General Commercial (GC) zoning and an amendment to DP-183, the Davis Moore Community Unit Plan (CUP). The CUP Amendment would add the following GC uses: Construction Sales and Service, Ancillary Fuel Storage, Outdoor Storage and Wholesale or Business Services. The amendment would also prohibit the following uses: Adult Entertainment, Sexually Oriented Business, Group Residence, Correctional Placement Residence, Asphalt/concrete Plants, Private Clubs, Taverns and Drinking Establishments. Restaurants that serve liquor can be developed and may serve liquor, as long as food is the primary service of the establishment. The CUP would continue to permit LC uses to include auto sales, leasing and service. The CUP has a wood screening fence along the south property line; the southeast corner of the CUP has a concrete parking garage which screens the residential neighborhood to the south from the CUP. The CUP would keep all other development standards in place regarding signage, light pole height, landscaping, etc. This zone change and CUP amendment request is generated by the applicant's desire to have outdoor storage of contractor's materials and equipment; the CUP and zoning code would require screening of that storage from surrounding properties and streets.

**Recommended Action:** The proposed CUP amendment and zone change be APPROVED, subject to the conditions discussed.

#### **6. Housing and Community Services Department**

**Mark Stanberry, Housing Programs Manager**, will present The Housing Tax Credit (HTC) Program is administered by the Kansas Housing Resources Corporation. Enacted in the Tax Reform Act of 1986, the HTC Program is designed to secure private equity capital for the development of affordable rental housing. The Program can provide as much as 55%-60% of the total development cost which reduces the amount of debt financing in affordable rental housing developments. This allows lower rents and greater affordability. The State receives a tax credit allocation from the Federal government, and requires developers/owners to obtain a resolution of support from the local government, when submitting applications for financing through the Program.

The City has received a request from Ross Parkway Apartments, Inc., for a City Council resolution of support for an application for 9% Housing Tax Credits in connection with the acquisition and renovation of the Peaceful Village Apartments, located at 3703-3809 Ross Parkway.

Under the City's adopted Housing Tax Credit (HTC) Policy, developers/owners must present proposed HTC projects to the applicable District Advisory Board (DAB). The policy also requires a review by the City's Development Coordinating Committee (DCC). The Planning Department and the Metropolitan Area Building and Construction Department (MABCD) also review the project for zoning and

design appropriateness and provide comment regarding consistency with neighborhood plans, if applicable. Once the project is reviewed by the DAB, DCC, Planning and MABCD, it is forwarded to the City Council for a public hearing, with a staff recommendation regarding the resolution of support for the HTC application.

**Recommended Action:** Approve the recommendation, subject to further review in accordance with the City of Wichita's Housing Tax Credit Policy.

### **Adjournment**

The next District III Advisory Board meeting will be January 6, 2015 at 6:30pm at The Wichita Water Center, 101 E. Pawnee.