

District I Advisory Board Minutes
December 7, 2015
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The District I Advisory Board meeting was held at 6:30 p.m. at the Atwater Neighborhood Resource Center located at 2755 E. 19th St. N., Wichita, KS, 67214. The Council Member, Nine Board Members, Seven Staff and Ten Members of the public were present.

Members Present

David Buckmaster
Twila Chaloupek
Beverly Domitrovic
Dan Heflin
Aaron Mayes
James Roseboro
James Thompson
Janet Wilson
Bill Wynne
Council Member Lavonta Williams

Staff Present

Officer G. Feuerborn, WPD
Officer M. Lowe, WPD
Officer T. Doshier, WPD
Lt. S. Oldridge, WPD
Sgt. J. Ryan, WPD
Bill Longnecker, MAPD
Kameelah Alexander, Office of Community Services

Members Absent

Brandon James
Brandon Johnson
Joshua Marshall (Youth Member)

Guests

Listed on last page

Order of Business

Call to Order

Meeting was called to order

Approval of Agenda

Motion to approve the agenda submitted. **Motion by Roseboro/Buckmaster, carried 9:0.**

Approval of Minutes

Motion to approve the minutes submitted. **Motion by Roseboro/Thompson, carried 9:0.**

Public Agenda

Scheduled Items

No Items

Off Agenda Items

No Items

Staff Reports

Fire Report

No report was provided due to an emergency call

Police Report

Officer M. Lowe, Patrol East, shared that some recent aggravated assaults were connected to victim knowing the other parties involved, daytime shed burglaries have taken place, Valero on south Hillside was robbed and person was arrested.

Officer T. Doshier, Patrol South, shared the stats on auto thefts and robberies. Overall stats were down and any increase was only by one incident. Please be aware of holiday time thieves and keeping belongings out of sight. South patrol does not have body cameras yet.

Officer G. Feuerborn, Patrol North, shared that there will be an IMPACT meeting on Tuesday, December 08, 2015, at 5:30 pm in reference to the double homicide on E. Mossman. Five reported shed break-ins took place and the person was arrested; however, there may have been more unreported cases. WSU Off-Campus Safety Walk was attended by Officer Burnett. 100 meals for Thanksgiving were coordinated by Officer Bussard and delivered to families. Christmas meals will also be provided.

Sergeant J. Ryan, Patrol North, suggested that citizens have their delivery packages picked up by family.

New Business

ZON2015-00047 TF-3 Two-family Residential to GC General Commercial

Bill Longnecker, Metropolitan Area Planning Department, presented this request.

The applicant requested GC General Commercial ("GC") zoning on a 0.22-acre site, currently zoned TF-3 Two-family Residential ("TF-3"). The proposed use is a parking area, commercial, for the art studio and an open air retail market with outside display proposed to be developed just west of the site, across Green Street. The site is located at the southeast corner of East 13th Street North and North Green Street, just two blocks east of North Grove Avenue. The subject site currently is undeveloped.

Any development on the subject property, even a parking area, will be required to meet screening, compatibility standards and landscaping. For any proposed development, screening, buffer landscaping and compatibility standards will be required for the residential properties to the south and east.

DAB Questions:

DAB: Is there adequate parking?

A: Yes, with adjacent location

DAB: Is there a time frame for new service?

A: No date available; however 501 (C) (3) has been applied for.

Action Taken: Wynne/Wilson made a motion to recommend approval of the zoning.

Motion passed 9:0.

CON2015-00025 Conditional Use for an event center - nightclub in the city

Bill Longnecker, Metropolitan Area Planning Department, presented this request.

The applicant requested consideration for a Conditional Use for an “event center” and a “nightclub in the city” on the LC Limited Commercial (LC) zoned platted property located north of Kellogg Street on the west side of Hydraulic Avenue (421 S. Hydraulic Ave.). The applicant proposes to provide a venue for events, such as weddings, birthdays, church functions, fraternal functions, a reception venue and similar activities. The serving of food is an option at these events. Dancing with DJ provided music or live music is an option for the events. The serving and consumption of alcoholic liquor or cereal malt beverages (drinks) on the site is an option for the events. An establishment that serves unrestricted amounts of alcohol for consumption on site and that also provides live entertainment or dancing is defined as a nightclub in the city; UZC Unified Zoning Code (UZC) Sec.II-B.9.b. When a LC zoned proposed nightclub in the city is located within 300-feet of a church, public park, school or residential zoning district a Conditional Use is required: UZC Sec.III-D.6.w. B Multi-Family Residential (B) zoned property is located less than 70-feet east of the site, across Hydraulic Avenue. The unoccupied event center-nightclub portion of the site is located in the east half of a small one-story commercial strip building (built 1950). The west half used to house the Night Owl bar. Staff has found no previous conditional use or use exception for a tavern/drinking establishment or nightclub for this site. Staff found no other tavern/drinking establishments, nightclubs or event center-nightclubs located in the neighborhood.

The applicant proposed that the nightclub and event center-nightclub operate; Friday-Saturday, 5:00 p.m.-1:30 a.m., Monday-Wednesday, 5:00 p.m.-11:00 p.m., Thursday, 5:00 p.m.-12:45 a.m. and Sunday, 5:00 p.m.-12:45 a.m. The west nightclub portion is open to the general public. The east event center-nightclub portion is rented out for public or private activities that are not repeated on a weekly basis, and that are not open to the public on a daily basis at times other than when an event is scheduled; UZC Sec.II-B.4.m. Enforcement of the proposed operations is problematic, as the Metropolitan Area Building and Construction Department’s Code Enforcement division (OCI) is not active during the proposed hours or on the weekends.

DAB Questions:

DAB: Are parking spaces available with agreements from neighboring businesses? A. Yes

DAB: Have there been any complaints about this establishment?

A: One written complaint about parking from a business two buildings south. No police reports or complaints from WPD.

Action Taken: Heflin/Wilson made a motion to approve the conditional use. Motion passed 5:4.

CON2015-00035 A Conditional Use for self-service storage warehouse

Bill Longnecker, Metropolitan Area Planning Department, presented this request.

The applicant requested a conditional use for a self-service storage warehouse on a portion of the undeveloped 1.76 acre LC Limited Commercial (LC) zoned Lot 1, Lonely Pine Addition. Generally located east of Oliver Avenue, on the north side of 21st Street North and east of Pinecrest Avenue (5310 E 21st Street N). The applicant owns the abutting self-service storage warehouse development and if the conditional use is approved the subject site will become part of the existing self-service storage warehouse development, under one owner.

DAB: Will the expansion resemble the current cosmetics of the storage warehouse? A. Yes

Action Taken: Roseboro/Thompson made a motion to approve the conditional use. Motion passed 9:0.

ZON2015-00048 TF-3 Two-family Residential to GO General Commercial

Bill Longnecker, Metropolitan Area Planning Department, presented this request.

The applicant requested a zone change from TF-3 Two-family Residential (“TF-3”) to GO General Office (“GO”) on a 0.97 acre site located south of East 9th Street North, along the east side of North Hillside Avenue (918 N. Hillside Ave.) The vacant site is 208 feet deep and 80 feet wide. The applicant indicates a desire to have the property rezoned to the same zoning of the properties to the north and south of the subject site to make the property more marketable.

DAB: Is there a time limit to implement the requested plan? A. No

Action Taken: Mayes/Heflin made a motion to approve recommend approval of the zoning. Motion passed 8:1.

Board Agenda

Updates, Issues and Reports

- Results of using a wood chipper during Sleepy Hollow Neighborhood clean-up reduced dumpsters from four to two.
- Trees were removed in Sleepy Hollow area by Forestry Department
- WIN Annual Dinner will be held in January
- Status of traffic light at 13th and Edgemoor is in-progress

Adjournment

Motion to adjourn by Roseboro/Buckmaster, motion passed 9:0.

The next District I Advisory Board meeting will be held at 6:30 p.m., January 4, 2016, at Atwater Neighborhood Resource Center, 2755 E. 19th St. N.

Guests

1. Janice Thacker
2. Jozel Smith Eckles
3. Rosie Vesey
4. Sandra Hambrick
5. Charles Coleman
6. Janice Rich
7. Byrum Huff
8. Gerry Domitrovic
9. Lonny Wright
10. William Eckels