

DISTRICT I ADVISORY BOARD AGENDA

January 4, 2016, 6:30 p.m.

Atwater Neighborhood Resource Center
2755 E. 19th St. N., Wichita, KS 67214

ORDER OF BUSINESS

Call to Order

Approval of agenda for Jan. 4, 2016

Approval of minutes for Dec, 7, 2015

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. Rehabilitation and Lane Reconfiguration of 17th between Hillside and Oliver

Department of Public Works & Utilities. Background: On April 28, 2015, the City Council approved an agreement with MKEC Consultants to design improvements to 17th between Hillside and Oliver as a rehabilitation project. The project design was put on hold pending the outcome of a TIGER grant application, which also included multiple improvements on the Wichita State University (WSU) Campus. At the end of October the City of Wichita and WSU were notified that the TIGER grant was not selected by the United States Department of Transportation.

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

6. CON2015-38 Conditional Use for Ancillary Parking

Jess McNeely, Metropolitan Area Planning Department, will present this request. The applicant requests a Conditional Use to allow ancillary parking on a TF-3 Two-family Residential (TF-3) zoned property. The property is developed with a duplex to be removed for the parking lot (see the attached site plan). The site is located one lot south of East Douglas on the east side of South Poplar (116 S. Poplar), across an alley and behind apartment buildings that front on Douglas. Similar parking exists along this alley in support of apartment and commercial uses along this portion of East Douglas.

Recommended Action: The proposed parking is similar to parking lots on this block and in the immediate surrounding blocks. The existing parking lots do not appear to have any impact on nearby residences, and improve the on-street parking within the immediate neighborhood. Based on the information available prior to the public hearing, staff recommends that the request be APPROVED, subject to the 7 listed conditions.

7. **ZON2015-00050 NR Neighborhood Retail (“NR”) to LC Limited Commercial (“LC”)**

Derrick Slocum, Metropolitan Area Planning Department, will present this request. The applicant requests a rezone from NR Neighborhood Retail (“NR”) to LC Limited Commercial (“LC”) zoning on three lots, 1, 2 and 3; Rebecca Addition (5308, 2314, 5320 and 5326 East Central Avenue) totaling 0.86 acres, located at the northeast corner of East Central Avenue and Old Manor Road. The parcels are currently developed with older quadraplexes, many of the units currently vacant. These three lots are the last remaining residential lots along Central Avenue at this location, between Edgemoor (to the east) and North Pinecrest Street (to the west).

The current neighborhood character is a mix of LC and NR zoned retail, vehicle repair, medical services and personal care services along Central Avenue. The only other residential properties along this corridor are further west down Central Avenue, near Battin Street and backing up to the commercial properties that are located along Central Avenue. The proposed zone change, from NR to LC would require conformance to all property development standards in the Unified Zoning Code

Recommended Action: The request does not introduce LC zoning into this area located north of the East Central Avenue – Old Manor Road intersection, as the property across Old Manor Road from the subject site was recently rezoned from B to LC; Z-3352 and property south of the subject site, across Central Avenue, is also zoned LC. A persistent consideration with the subject site is the possible lack of on-site parking for nonresidential uses. It is reasonable to state that the possible lack of on-site parking would need to be resolved thru off-site parking or a variance.

Based on the information available prior to the public hearing, MAPD staff recommends the application be APPROVED, subject to the 6 listed provisions of a Protective Overlay.

Board Agenda

8. **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., February 1, 2016, at the Atwater Neighborhood Resource Center, 2755 E.19th St. N., Wichita, KS 67214.

Adjourn