

District V Advisory Board Agenda

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Tuesday
July 5, 2016
6:30 p.m.

Wichita Fire Station #21
2110 N. 135th St. W.
Wichita, KS 67235

ORDER OF BUSINESS

- Call to Order
- **Swearing in of District Advisory Board members**
- Approval of Agenda for July 5, 2016
- Approval of minutes for June 6, 2016

BOARD AGENDA

1. 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.

PUBLIC AGENDA

This portion of the agenda provides an opportunity for citizens to present issues that are not part of the regular agenda for the meeting. There is a five minute time limit for each speaker.

2. Scheduled items:

Percy Turner, Project Assistant, KanCare Ombudsman Volunteer Project

Recommended Action: Receive and file

3. 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: Receive and file

STAFF PRESENTATIONS

4. Fire Department Report

Staff will give a brief report on District V issues, problems and events.

Recommended Action: Receive and file

5. Community Police Report

Community Police Officers will give a brief report on District V issues, problems and events.

Recommended Action: Receive and file

6. Park and Recreation Department Report

Troy Houtman, Director of Parks & Recreation, will provide update for parks in District V and report on other activities taking place across the city.

Recommended Action: Receive and file

7. **Wichita Public Library Report**

Tracie Partridge, Westlink Branch Senior Librarian, will report on events and programs at the Westlink Branch.

Recommended Action: Receive and file

8. **Public Works Report**

Gary Janzen, City Engineer, Public Works Engineering, will give an update on District V projects.

Recommended Action: Receive and file

NEW BUSINESS

9. **Overview of 2017-2018 Proposed Budget**

Robert Layton, City Manager, will present an overview of the 2017-2018 proposed budget.

Recommended Action: Receive and file

10. **ZON2016-00026**

Scott Knebel, Metropolitan Area Planning Department, will present the request by Meritrust Credit Union/Randy Doerksen (owner/applicant) for City to amend PO Protective Overlay-11 to allow retail sales on LC Limited Commercial zoned property generally located west of 135th Street West on the north side of Maple Street. The applicant proposes to develop the west 200± feet of Lot 2, Riverside Health System Addition (Parcel 2 of the attached Lot Split SUB2007-87), with a Goodwill secondhand store. The subject property is 1.7 acres zoned LC Limited Commercial (LC) with Protective Overlay (PO) #11. The provisions of the attached PO #11 limit use of the subject property to office and medical office uses; therefore, the applicant requests an amendment to PO #11 to permit the proposed secondhand store.

Recommended Action: The applicant met with the owners of the single-family residences to the east to discuss the proposed secondhand store. To satisfy concerns expressed by neighboring residents, the applicant agreed to locate the drop-off lane for the secondhand store on the east side of the building. The applicant also agreed to construct a six-foot tall masonry screening wall along the west boundary of the subject property and to locate all mechanical equipment on the ground with screening from adjacent residential properties. Finally, the applicant agreed that all lighting will be aimed away from adjacent residential properties. Based upon information available prior to the public hearings, planning staff recommends that an amendment to PO #11 be **APPROVED**, subject to the following conditions:

Parcel 2 of Lot Split SUB2007-87 shall be subject to the existing provisions of PO #11 and shall be subject to the following additional provisions:

- (1) The additional permitted uses of this property are secondhand store and retail, general.
- (2) Any drop-off lane shall be located on the east side of the building and screened from view by residential properties to the west.
- (3) A six-foot tall masonry screening wall shall be constructed along the west property line.
- (4) No rooftop mechanical equipment is permitted. Ground-level mechanical equipment and trash receptacles shall be screened with material matching the building walls.

- (5) All lighting shall be aimed away from adjacent residential properties.

Adjourn

The next DAB V meeting will be held at **6:30 p.m., Monday, August 1, 2016**, at 2110 N. 135th St. W., Wichita, KS 67235.