

**District I Advisory Board Minutes**  
**September 12, 2016**  
[www.wichita.gov](http://www.wichita.gov)

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. Ten board members, nine staff and twenty-three members of the public were present.

**Members Present**

Lavonta Williams  
Prisca Barnes  
Beverly Domitrovic  
Dan Heflin  
Brandon James  
Brandon Johnson  
Aaron Mayes  
James Roseboro  
Janet Wilson  
Bill Wvne

**Members Absent**

Twila Chaloupek  
James Thompson

**Staff Present**

G. Johnson, WFD  
Officer A. Tapia, WPD  
Officer C. Cavanaugh, WPD  
Capt. C. Germany, WPD  
Capt. J. Weible, WPD  
Lt. S. Oldridge, WPD  
Deputy Chief J. Salcido, WPD  
Dale Miller, MAPD  
Kameelah Alexander, OCS

**Guests**

Listed on last page

**Order of Business**

**Call to Order**

Meeting was called to order

**Approval of Agenda**

Motion to approve the agenda

**Motion by Roseboro/Wynne, carried 9:0.**

**Approval of Minutes**

**Motion by Wynne/Roseboro, carried 9:0.**

**Public Agenda**

**Scheduled Items**

Family Promise of Greater Wichita, Carrie Corliss presented information about the new day center in District I that will support homeless families. Family Promise is a collaborative partnership of congregations within the community helping families with children who are facing homelessness. The model program is currently used in other communities. More information is available at [www.familypromisewichita.org](http://www.familypromisewichita.org).

**Off Agenda Items**

No Items

## Staff Reports

### Fire Report

**G. Johnson, Station 10**, shared that in August there were 3 fires in District I that are classified as arson. A new recruit class is in session. Citizens should be aware of standard fire hydrants testing that will be taking place.

### Police Report

**Officer C. Cavanaugh, Patrol South**, shared stats and an update that there has been a rash of larcenies with some arrest.

**Officer A. Tapia, Patrol North**, shared stats for patrol east of auto larcenies. Patrol North has dealt with a homicide and school interventions with juveniles.

**Deputy Chief, J. Salcido**, shared that larcenies will soon be posted on Facebook.

**Old Town Safety Status, Deputy Chief, J. Salcido**, shared that Old Town safety improvements include ability for WPD Officers to work off-duty outside bars and in parking lots, clubs have participated in safety training, more lights have been installed outside, ID scanners are in all clubs to help identify suspended patrons, parking has been closed off along Mead and Rock Island streets, permanent barriers will block off the streets, a loitering ordinance has assisted with proving a ticket to appear in court versus booking patrons into jail, surveillance cameras will be available to monitor more activity and be available for businesses to link into the system for monitoring, the fire code ordinance change of fines will assist with overcrowding, music must stop at 1:30am, license renewal for businesses can be denied if there are 3 criminal nuisances, the Chief of Police can pose conditions and cease operations of clubs if necessary, drinking establishment must have patrons under 18 years old leave at midnight, and no loitering signs must be posted.

### DAB Questions:

DAB: Who is paying for the lights downtown?

A: the City

DAB: Please elaborate on how the Chief of Police can cease the operations of a club?

A: Cease of operations can be based on the clubs inability to handle their own crowd. No premature operations can be closed.

DAB Comment:

There should be an exception built in an ordinance that allows minors to stay in an establishment if there is a concert.

### Public Questions:

Q: What type of camera will be used for surveillance?

A: IP address open cameras

Q: Will lesson learned in Old Town be implemented throughout the community with bars and clubs?

A: Excessive calls of service for WPD is being drafted to extend out in the community.

**Lt. S. Oldridge**, shared that it was nice to attend the Wichita Neighborhood Night Out and not be in cop-mode.

**New Business**

**ZON2016-00028 LC Limited Commercial, B Multi-Family Residential, and SF-5 Single-Family Residential to GC General Commercial**

**Dale Miller, Metropolitan Area Planning Department, presented this request.** The subject property is two parcels located at the southeast and southwest corners of 21st Street North and Piatt. The east parcel is 1.9 acres zoned LC Limited Commercial, B Multi-Family Residential, and SF-5 Single-Family Residential and is developed with Etezazi Industries, a global manufacturer of machine parts and assemblies for aerospace, alternative energy, transportation and defense industry. Per the Unified Zoning Code (UZC), the uses of the east parcel are defined as Manufacturing, General (Sec. II-B.8.e.) and Welding or Machine Shop (Sec. II-B.14.n.). The uses of the east parcel are first permitted by the UZC in GC General Commercial zoning. The west parcel is 1.37 acres zoned LC, B, and SF-5 and is developed with The Market and MetroPCS. Per the UZC, the uses of the west parcel are defined as Convenience Store (Sec II-B.3.p.) and Retail, General (Sec. II-B.11.1). The uses of the west parcel are first permitted by the UZC in LC zoning; however, the applicant proposes to use the undeveloped portion of the west parcel for Warehousing (Sec. IIB.14.m.), which is not permitted in LC zoning but is permitted by the requested GC zoning.

The existing building on the east parcel was constructed as a vocational school to train employees in aerospace manufacturing. A vocational school is a permitted use in the LC zoning of the east parcel. Etezazi Industries purchased the existing building and manufacturing equipment in 2015 and began operating a manufacturing and machine shop. Since no building permit or change of occupancy permit was required, there was no review of the new use by the City of Wichita, and Etezazi Industries began operating a use that is not permitted by the UZC. There have been no complaints about the operation. The non-conformity of the existing use with the UZC arose when the applicant proposed an expansion of the operation requiring a building permit. Both the existing use and the proposed expansion require the requested GC zoning. If GC zoning is not approved, the applicant will need to relocate the existing business to a properly zoned property.

The applicant proposes to expand Etezazi Industries on the undeveloped portions of the east and west parcels as shown in the attached site plan. On the east parcel, the applicant proposes a 34,000 square foot expansion of the existing 11,460 square foot manufacturing and machine shop building. The applicant proposes a 10-foot building setback along the south property line of the east parcel and a 20-foot building setback along the west property line of the east parcel. The applicant proposes a screening wall along the south property line of the east parcel. On the west parcel the applicant proposes a 3,000 square foot warehouse and a parking lot. The applicant proposes 10-foot building setbacks along the west and south property lines of the west parcel and a 20-foot building setback along the east property line of the west parcel. The applicant proposes a screening wall along the south and west property lines of the west parcel.

**RECOMMENDATION:** Given the long-term efforts to revitalize the 21<sup>st</sup> Street North corridor with employment opportunities for neighborhood residents and the guidance of the Comprehensive Plan to support the expansion of existing businesses, planning staff supports the application. However, the already developed convenience store and retail on the LC-zoned portion of the western parcel are permitted uses, and planning staff finds changing the zoning of that portion of the subject property to be unnecessary. Additionally, the applicant's proposal does not meet all UZC requirements or screening, buffering, and site design guidelines of the Comprehensive Plan. Therefore, planning staff recommends a Protective Overlay to address these issues.

**Recommended Action:** Based upon information available prior to the public hearings, planning staff recommends that a zone change to GC General Commercial be **APPROVED** for only the east parcel and that portion of the west parcel zoned B Multi-Family Residential and SF-5 Single-Family Residential, subject to the 11 provisions sited in the Protective Overlay.

Agent stated that there is a concern about the evergreen tree requirement, the adjustment needed for parking, and stated that there are hopes for the new building to link into the existing structure and have concrete, brick and metal finishing.

The applicant stated the building currently marked as storage would be for assembly and products would be moved between each building. He also mentioned that he was on a time crunch to expand or he would have to move the entire business.

DAB and public questions:

Q: Does the City need a new 21<sup>st</sup> revitalization plan?

A: No, the current plan is not legally binding.

Q: Is there a manufacturing company there now?

A: Yes.

Q: Is there a desire to expand further?

A: Outside of the current vacant land owned, there would have to be a willing seller and willing buyer. The applicant stated the he was not wanting to consume anymore south on 21<sup>st</sup> street.

Q: Do you still have the other business on north Arkansas?

A: Yes, we are growing in segments.

Q: Any protest from citizens?

A: Yes, 28 protest on file

Q: Why is the loading area coming in on Piatt and not 21<sup>st</sup> Street?

A: Applicant said the suggestion of changing the access point could be reviewed. Currently loading is entering 21<sup>st</sup> street and exiting on Piatt Street. There are only delivery trucks from companies such as UPS not 18-wheelers.

Q: Please describe the recommended 8-foot wall?

A: It would have a brick imprint

Q: Who implemented the need for an 8-foot wall?

A: Planning

Q: Does the agent have employees that live in the neighborhood?

A: No, the applicant stated that there is a Historically Underutilized Business (HUB) requirement for the company to hire 40% of its employees that face barriers to employment.

Q: What are the plans to meet the HUB hiring requirement?

A: Applicant stated the actual requirement was 35% and no set plan was in place for reaching out to the community surrounding the manufacturing business on 21<sup>st</sup> street.

Q: Have you considered posting job positions in the Wichita Eagle, The Community Voice, signs in front of the business, door-to-door outreach, talking to area neighborhood associations, or holding a job fair at Atwater NRC?

A: Outside of staff attending the District I Breakfast not a lot of outreach has taken place but the applicant stated he was willing to.

Q: What type of jobs and wages are available?

A: Administration to technicians; wages start at \$11-\$12per/hour and then increase in the range of \$14-\$24 per/hour.

Q: Are citizens currently hearing any noise?

A: There is a low-pitch whistling sound and sounds of trucks

Q: Does the applicant plan to expand beyond the land currently owned?

A: No, not south of 21<sup>st</sup> Street.

Q: What is your link to Wichita State University?

A: There is a connection through the National Institute for Aviation Research (NIAR) program.

Q: Are there bi-products and toxic waste produced?

A: Recyclable metals/metallic will be disposed of and other products are environmentally friendly. Applicant stated that an opportunity to recycle would be available.

Q: Can the DAB put require an overlay to prevent expansion further south of the currently owned land?

A: No overlay can be put on property that is not listed in the current application.

Q: Is eminent domain possible?

A: No

Q: Why did the City of Wichita allow the company to currently operate without the correct zoning?

A: As explained in the staff report. The previous use was a vocational school, which is permitted in the LC district. When the applicant bought the property he did not make any improvements that triggered a new building permit or inspection. Building permits are what typically trigger inspections. The other circumstance that would trigger inspection is if someone had filed a complaint. According to the staff report, there had not been any complaints. When the applicant filed plans to expand his business is what brought the situation to the City's attention. There are only three zoning inspectors and they work on a complaint basis.

#### Public Concerns:

- Citizens are not in a position financially and age wise to move if the company attempt to expand further south
- Property value of homes could decrease
- Other companies will want to move near WSU after seeing this company expand
- Trucks are noisy, have pollution and the shake foundation of homes; business should expand on the west side of 21<sup>st</sup> and I-135.

The applicant, agent and Dale Miller, Planning Department were available to provide responses.

**Action Taken:** Wilson/Mayes made a motion to recommend that City Council approve the Zoning request. Pending a plan from the applicant to recruit for his required goal of hiring 40% of staff within a six mile radius for the area of economic development. Motion carried 6-3.

### Board Agenda

#### Updates, Issues and Reports

No Items

**Recommended Action:** Receive and file

#### Adjournment

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

The next District I Advisory Board meeting will be held at 6:30 p.m., October 3, 2016, at Atwater Neighborhood Resource Center, 2755 E. 19<sup>th</sup> St. N.

#### Guests

1. James Barfield
2. Liz Bishop
3. Dasie Carter
4. Carrie Corliss
5. Gerry Domitrovic
6. Ida Edwards
7. Amie Etezazi
8. Oletha Foust-Goudeau
9. Xohna Gatson
10. Janet Green
11. Donna Griffin
12. Donald Hogg
13. S. House
14. Phyllis Jackson
15. Johnnie Morgan
16. Janice Rich
17. Cliff Rolfe
18. Verna Rolfe
19. James T.
20. Greg Tice
21. Shashi V.
22. Carolyn Ware
23. Larry