

District VI Advisory Board
Minutes
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Monday
October 2, 2006
7 p.m.

Evergreen Recreation Center
2700 N. Woodland
Lounge Clubroom

The District VI Advisory Board meeting was held at 7 p.m. at the Evergreen Recreation Center Lounge Clubroom, 2700 N. Woodland. Councilmember Sharon Fearey led the meeting with nine District Advisory Board members in attendance. Four city staff were present and five members of the public.

Members Present

Rosalie Bradley
Marsha Carr
Charlie Claycomb
C. Bickley Foster
Linda Matney
Carol Skaff
Bob Schreck
John VanWalleghen
Bob Wine

Members Absent

Jaya Escobar
Sandra Whittington

Staff Present

Janet Johnson, Neighborhood Assistant
Officer Claudale Cavanaugh, Patrol South
Scott Wadle, Planning
Bill Longnecker, Planning

Guests

Listed on the last page

CALL TO ORDER

Council Member Fearey called the meeting to order at 7 p.m.

APPROVAL OF AGENDA

The agenda was approved as submitted (**VanWalleghen/Claycomb 9-0**)

PUBLIC AGENDA

1. There were no scheduled items submitted.
2. There were no off agenda items presented.

STAFF REPORTS

Community Police Report

Officer Claudale Cavanaugh, Patrol South Beat 21, reported that a Crime Prevention Through Environmental Design (CPTED) study had been conducted in Old Town, which revealed that most of the area has inadequate lighting. As a result, Public Works staff went out and cleaned all of the lights and changed the bulbs to the maximum wattage that the fixtures will withstand. They are now trimming all the trees around the lights. **Officer Cavanaugh** will e-mail the survey results to **Council member Fearey** and she will forward to DAB members. **Officer Cavanaugh** also reported that there was recently a shooting in the Old Town area, but it was related to domestic violence and was an isolated incident.

Foster asked about the newspaper article reporting that items belonging to homeless people were being taken. **Officer Cavanaugh** said that the police did not do this, and that they are working with other service providers to address the homeless problem.

Skaff asked if the lights in Old Town have been upgraded. Officer Cavanaugh said the fixtures have not been upgraded.

Bev Klag, 1817 Waco, said she lives in an area where there have been a lot of shootings and she wanted to know if the City could survey the alley in her neighborhood reference lighting. **Council member Fearey** said she would have Public Works take a look at the alley in the 1800 block of N. Waco.

Action: Receive and file.

NEW BUSINESS

Neighborhood Revitalization Area Boundary

Scott Wadle, Planning Department, reported that staff of the Department of Housing & Community Services and the Wichita-Sedgwick County Metropolitan Area Planning Department met with the Neighborhood Revitalization Area (NRA) Task Force, comprised of members representing USD 259, Sedgwick County, and City departments, to present staff recommendations for changes to the HUD and State Neighborhood Revitalization Area, and the City's Local Investment Areas. The staff recommendations were made in accordance with State NRA requirements to identify a substantial presence of deteriorated or dilapidated buildings and the HUD Neighborhood Revitalization Strategy requiring that the area be primarily residential and contain a high percentage of low and moderate-income households.

The Task Force recommended the addition of the boundaries designated in the South Central Neighborhood Plan which are: Kellogg on the north, the Arkansas River on the south and west, and Washington and the railroad tracks, from Pawnee to the Arkansas, on the east. The current NRA boundary extends south to Harry Street; therefore the new boundary would add the southern half of the South Central Neighborhood Plan. All other current NRA boundaries were recommended to remain unchanged.

Wadle said that all of the information is available on the city's website, including a copy of the South Central Neighborhood Plan.

Skaff asked if homeowners in the area have to apply for the funding through the City, and also wanted to know how the program is advertised. **Wadle** said homeowners do have to apply, and there is a waiting list on all the programs.

Carr asked if there was any reason not to include the area directly to the east of the new recommended addition. **Wadle** said it's a matter of resources and also that area doesn't have a revitalization plan.

Wadle said if DAB members thought of additional comments, to please e-mail them to him.

Bradley asked if Planning was going to participate in the Home Buyers Fair. **Wadle** said that another staff member would be there. **Bradley** also pointed out there are only two small areas in District VI noted on the NRA map. She asked who owns Save A Lot. **Council Member Fearey** said she thinks Power CDC owns it.

Foster asked if dwindling federal funding could affect HUD funding and the programs. **Wadle** said that is always a concern, but having a NRA plan in place puts Wichita at an advantage.

Wine asked if all the areas that are currently in the NRA have improvement plans. **Wadle** said a good number of them do, but not all. **Wine** said he wished the boundary extended all the way to 9th street, not just Central.

Action: Provide comment.

ZON 2006-00035

Bill Longnecker, Planning, presented information on a zone change from “B” Multi-family residential to “LC” Limited Commercial located northwest and southeast of the Market and Pine Streets intersection. **Longnecker** said the trend in the area is for non-residential use – nothing residential since the 1930s.

VanWalleghen asked if the 1930 apartment complex would be razed. **Longnecker** said that’s the plan. He said that surface parking has to be within 600 feet of the business and cannot cross a major arterial.

Carr inquired about the use vs. the zoning of the northwest corner of Pine and Market. **Longnecker** said he assumes it’s a legal non-conforming use. **Carr** also wanted to know if this area was included in the Historic Mid-Town Plan. **Wadle** said no, they stopped at Murdock Street.

Skaff noted that the staff report indicates that this change is part of the Center City Neighborhood Plan. She wanted to know who is responsible for putting together the plans. **Longnecker** said ultimately the plans are approved by City Council. **Wadle** said he thinks the Center City plan is at least five years old, and added that the Planning Department staff puts together the plans. **Skaff** asked how this zoning change fits in with the “vision” of the Center City plan. **Council member Fearey** said, not very well.

Council member Fearey said she recalled the core plan promoting mixed use. **Longnecker** said the only re-development the area has seen has been either commercial or public safety.

Bradley asked why Sedgwick County did not plan for parking for their new building. **Longnecker** said they didn’t have room.

Matney asked what impact this change would have on the Commodore. **Longnecker** said he didn’t think it would have any impact.

Foster said he was having a hard time visualizing the east side of North Market. **Longnecker** said it is undeveloped property zoned LC.

Schreck asked what Mid-Town’s take is on this change. **Council member Fearey** said it’s not in their neighborhood plan. **Schreck** said he didn’t see a sign posted regarding the zoning change. **Longnecker** said that’s because the public hearing has already occurred and it’s already gone to MAPC.

Wine pointed out a sentence in the staff reported that stated, “The requested zoning change is not in conformance with the Comprehensive Plan’s 2030 Wichita Functional Land Use Guide Map or the Center City Neighborhood plan.” He said he wished that the City would re-zone according to the plans, instead of re-zoning, and then going back and changing the plans. He also wanted to know how the MAPC voted. **Longnecker** said they supported the change unanimously.

Carr asked about the future of the vacant apartment buildings. **Longnecker** said he had no idea how long it would take to get them condemned.

Foster asked what kind of reaction Mid-Town had to the zoning change. **Council member Fearey** said they didn't have one because it didn't go before them.

Bradley said she has mixed emotions and she doesn't understand why they don't build high-rise parking structures instead of surface lots.

Carr said that she agrees with Wine that the system is backwards, it feels like the DAB is being circumvented and she resents it.

Foster asked if the neighbors get notified of a zoning change request. **Longnecker** said that in the computer application GeoZone there was not a Neighborhood Association listed to contact. **Council member Fearey** said there could be a problem with IT's information, and not **Longnecker's** research.

Skaff asked in the absence of a Neighborhood Association, didn't a notice go out. **Longnecker** said everyone within 200 feet of the area received a notice, it ran in the Wichita Eagle, and a notice was posted on site. She asked if anyone attended the MAPC meeting to object. **Longnecker** said no.

Foster said this is something that needs to be looked at in greater detail and suggested sending it to Mid-Town for an opinion. **Longnecker** said they could notify the applicant and then take it to Mid-Town, as it has not yet been scheduled to go before City Council. **Skaff** said she agreed with Foster and didn't feel like she had enough information to vote on the change.

Action: Motion was made to defer acting on the zoning case (no later than Nov. 4) pending review from the Mid-Town Historic Association. (Wine/Carr 9:0)

Council member Fearey said that Mid-Town could have a special meeting to hear this issue – hopefully on Oct. 10 – and then it could come back before the DAB on Oct. 18. If that's not possible, it would have to come back during the Nov. 4 DAB meeting.

BOARD AGENDA

Problem Properties

Carr said 1217 Bitting continues to be a problem and they hand-delivered a notice to the resident regarding the clean up.

Council member Fearey said at the corner of Broadway and Pine there always seems to be some sort of sale going on there. **Bradley** said the same problem is occurring in the area of 21st and Broadway where street vendors are setting up shop and competing with the local business owners. **Bev Klag, 1817 Waco**, said at 21st and Waco there are vendors set up on every corner and they sell everything from tacos to tires. **Council member Fearey** said she would look into getting staff from OCI out to the area on the weekends to try and get a handle on this situation.

Action: Receive and file.

Neighborhood Reports

VanWalleghen announced that Benjamin Hills would hold its Candidates Forum on Oct. 3.

Carr announced that Riverside would hold its Candidates Forum on Oct. 10.

Bradley said WIN is having its garage sale on Oct. 5-7.

Schreck said the City is digging a sewer line in his neighborhood and since they have starting pumping, the water table has gone down four feet. He said this is a lot of water to lose off the equis beds and the City needs to look at how it does this in the future.

Council member Fearey said the Historic Tour in Mid-Town is slated for Oct. 14 and 15.

Jerry Prichard, 1607 N. Clarence, said they collected 72 tires during their neighborhood clean up.

Carr said when doing neighborhood clean ups it's profitable to collect storm doors and windows, as well as iron, and sell it at the recycling centers.

Action: Receive and file.

Updates from Council member Fearey

Council member Fearey asked the DAB members for input on the Capital Improvement Plan for District VI. Some of her priorities include drainage issues in Mid-Town, paving dirt streets and the 21st Street Overpass.

Wine expressed some concerns over what will happen in the future when they start the work at I-235 and Central. He believes it will have a negative impact on traffic for District 6 residents in the area.

Claycomb suggested bird proofing the railroad overpasses.

Carr said the North High Bridge continues to be a problem and it is sinking lower and lower. **Council member Fearey** said she would have Public Works check on it.

All ideas for CIP need to be e-mailed to Council member Fearey.

Adjournment

Motion to adjourn at 8:40 p.m. (Schreck/Carr 8:0)

Guests

| | |
|----------------|------------------|
| Barry Davis | 1600 Jeanette |
| Jerry Prichard | 1607 N. Clarence |
| Bev Klag | 1817 Waco |

Two guests did not sign in

Respectfully submitted,

Janet Johnson
Neighborhood Assistant – District III