

**District V Advisory Board  
Meeting Minutes  
September 08, 2008**  
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The **District V Advisory Board Meeting** was held at 6:30 p.m. at the Auburn Hills Golf Course Clubhouse, 443 S. 135<sup>th</sup> St. W. In attendance were ten (10) District Advisory Board members, six (6) staff and approximately eight (8) citizens with four (4) signing in.

**Members Present**

Councilman Jeff Longwell  
Mike Hill  
Joey Ellzey  
Darrell Leffew  
Wendi White  
Mike Bell  
Bryan Frye  
Dana Brown  
Pat Ream  
Jay Flinn  
Kelly Watkins

**Staff Present**

Karen Sublett, City Clerk  
Mark Stanberry, Housing and Community Services  
Kelli Glassman, Neighborhood Assistant  
Derrick Slocum, Planning  
Captain Dessenberger, WPD  
Battalion Chief Maddox, WFD

**Guests**

Listed on last page

**Members Absent**

Logan Fritz  
David Dennis

**Order of Business**

**Call To Order**

The meeting was called to order at 6:32 p.m.

**Motion was made to approve the minutes from the August 04, 2008 meeting. Motion passed 10-0.**

**Motion was made to approve the revised agenda for the September 08, 2008 meeting. Motion passed 10-0.**

**Public Agenda**

**1. Scheduled items**

No items scheduled

**2. Off Agenda items**

No items were presented.

## *Staff Presentations*

### **3. Community Police Report**

**Captain Joe Dessenberger** reported the following:

- Central and Ridge apartment burglaries were addressed and resolved.
- There are auto thefts occurring at Central and Tyler. The 1992 Honda Accord is the most popular and the thieves are stealing these cars to sell the car body parts.
- Larcenies west of Ridge increased in July and August due to shopping and leaving valuables in cars.
- Crime west of the Big Ditch and the Airport has increased due to:
  - Significant growth in the area
  - Only 3 police beats to cover the entire areas which affects response time and inability to be proactive
- There will be an upcoming infusion of resources in the near future (personnel vehicles/equipment)

**Action: Receive and file.**

### **4. Wichita Fire Department Report**

**Fire Battalion Chief Maddox** reported on Fire Department concerns and issues:

- The Fire Department raised \$46,000 during the Labor Day MDA boot walk;
- There will be hands on training September 20 and 21 at 35<sup>th</sup> St. S and Oliver
- Fire Prevention Week is October 5-11 and there will be activities at the schools during this time
- Hydrant inspections will be conducted in a couple of weeks to check which is done annually to make sure they are operating correctly
- 16-20 recruits start training in a couple of weeks to man the 3 new fire stations being built.
- The cause of the fire at 7400 W Bitting is still trying to be determined.
- The August 23<sup>rd</sup> fire at Spangle's caused \$250,000 in structural damage and \$11,150 in content damage and is believed to have been caused by spontaneous combustion.
- Reminded citizens to make sure smoke detectors and furnaces are operating properly.
- The new station at 21<sup>st</sup> and 135<sup>th</sup> St has the walls halfway raised and should be completed by the first of the upcoming year.

**Action: Receive and file.**

## *New Business*

### **5. Crime Trends and Club Ordinance**

This item was deferred until the October 6 meeting.

### **6. ZON2008-00041**

**Derrick Slocum, Planning**, presented the item. The applicant requests a zone change from GO General Office (“GO”) to LC Limited Commercial (“LC”) for a bank or financial institution on 1.3 acres. The site is located east of Maize Road and north of Kellogg. The platted site was originally developed with two single-family residential units. Currently the site is developed with a financial institution. The applicant has also proposed a Protective Overlay that states: “The subject property shall be limited to the following uses: Banks and Financial Institution, as permitted by the LC Limited Commercial (“LC”) District, and all uses permitted by right in the GO General Office (“GO”) District.” The only significant difference between what is there now and what this case is proposing will be the increased signage that LC zoning allows in respect to signage allowed in the GO zone.

The site has SF-5 Single-family Residential (“SF-5”) zoned single-family residences to the north and west across Maize. East of the site is vacant SF-5 zoned property containing the Cowskin Creek Floodway. South of the site is vacant LC zoned property. Further south, at the Maize/Kellogg intersection, is an LC zoned convenience store and car wash.

**Bryan Frye** asked what the difference in size will be between the current sign versus the new proposed signage. **Mr. Slocum** stated that he was not sure, but would find out.

**Joey Ellzey** asked if there is a flood program required for this site. **Mr. Slocum** answered yes.

**Dana Brown** requested clarification that this item only pertained to the requested zone change and did not regulate the size of the proposed sign. **Joey Ellzey** followed up on this question and asked if the protective overlay includes sign guidelines. **Mr. Slocum** stated that this item only includes the zone change and that the signage regulations for this particular item fall under the City sign codes enforced by OCI.

**A motion to recommend approval of the project was made. The motion passed with a vote of 10-0.**

**Action: Motion passed to recommend City Council approval.**

### **7. CUP2008-00030**

**Derrick Slocum., Planning**, provided information on this request. The applicant proposes Amendment #2 to DP-134 Timber Grove Lakes Community Unit Plan Amendment #2 to separate an approximately 6.65-acre tract from the original Parcel 2 (9.2 acres) and develop the parcel with residential use. The property is zoned GO General Office (“GO”), and located west of Maize Road approximately ¼ mile north of Central Avenue. The remaining land in Parcel 2 (2.55 acres) is owned by two separate owners, with one tract being developed with a multi-suite

office building and the other tract held in open space and serving as common access to the adjoining Parcel 3.

The applicant proposes to develop Parcel 2A with approximately 15 dwelling units (triplexes or townhouses). The units would be one or two story units, similar in height to those in the adjoining development.

**CM Longwell** stated that this is already a CUP and that having a protective overlay further will ensure that the community is gated and properly buffered and that the amenities and architecture remain consistent with the area.

**Mr. Slocum** further stated that issues regarding this request have been discussed and addressed with neighbors.

**Dana Brown** asked if more recent traffic count numbers were available. **Mr. Slocum** stated that the ones provided were the most recent available.

**Pat Ream** expressed concern about flooding in this area and how this will be affected by this request. **Mr. Slocum** responded that the drainage plan for this area is still covered by the original CUP and that this is just an amendment.

**Ed Plopa, 909 N Maize Rd. #726**, stated that he represents the Timber Lakes Grove Community as both the chairman of the Architectural Control Committee and a board member. He stated that there was a meeting with stakeholders, but the Board was not able to vote on the item; however, after meeting with the developer he can support this request with a couple of clarifications/stipulations/comments:

- The agent agreed that the area would be properly buffered through landscape design, but this needs to be put in writing
- There should be no more than 15 dwelling units
- Receive communication about these types of requests further ahead of time
- Having the area gated is fine, but will not provide much security

**A motion to recommend approval of the request was made with the understanding that the developer will continue to work with the HOA to develop landscaping conditions more stringent than current code. The motion passed with a vote of 9-0 with 1 abstention (Hill).**

**Action: Motion passed to recommend City Council approval.**

### **8. Request for Resolution of Support for Application for Housing Tax Credits**

**Mark Stanberry, Housing and Community Services**, presented the item. The City has received a request from Mark Cox and the Kansas Elks Training Center for the Handicapped (KETCH) for a City Council resolution of support for an application for Housing Tax Credits in connection with the renovation/construction of apartments at a site currently owned by KETCH, located at 351/355 N. Country Acres.

*Under the City's adopted Housing Tax Credit (HTC) policy, developers/owners must present proposed HTC projects to the applicable District Advisory Board (DAB). The policy also requires a review by the City's Development Coordinating Committee (DCC). The Planning Department and the Office of Central Inspection (OCI) also review the project for zoning and design appropriateness and provide comment regarding consistency with neighborhood plans, if applicable. Once the project is reviewed by the DAB, DCC, Planning and OCI, it is forwarded to the City Council for a public hearing, with a staff recommendation regarding the resolution of support for the HTC application.*

The proposed project involves rehabilitation of existing apartment buildings located at 351/355 N. Country Acres, and construction of a new apartment building on the existing site, in order to provide for additional apartments. **Mark Cox** will serve as the project developer. KETCH Inc. will be the general partner of the ownership entity. Upon completion of rehabilitation of the existing buildings and construction of the new building, the project will offer 30 apartment units, including eight studio units, 21 one-bedroom units, and one two-bedroom unit. Rent amounts, net of utility allowances, are estimated to be \$345 for studio units, \$359 per month for the one-bedroom units and \$389 per month for the two-bedroom unit, according to the HTC application form. Staff will be on site 24/7 and will make rounds to each of the units.

The proposed project will serve adults with developmental disabilities. Housing units will be designed in such a manner that they will appropriately accommodate persons with severe disabilities.

The scope of work for the proposed renovation includes conversion of existing two-bedroom units into larger one-bedroom units with larger kitchens. Renovated and newly constructed units will be equipped with new appliances. All units will offer updated, high-efficiency heating and air conditioning systems.

Amenities will include a common area, outdoor covered seating, an outdoor picnic area, walking paths, space for private gardening, and off-street parking for guests.

The City's HTC Policy requires a set-aside of 20% of the units for market-rate tenants. Waiver of this requirement is requested, as the apartment community will serve individuals with disabilities, a special needs population. The City's policy provides for a waiver of the market-rate unit requirement when HTC apartment projects will only serve special needs populations. Thus, the project is eligible for the waiver.

**Pat Ream** asked if there will be a tornado shelter at this facility. **Mr. Cox** responded that currently there is not, but with the new renovations there will be.

**Kelly Watkins** asked if there was a waiting list for these housing units and why it is not larger. **Mr. Cox** stated that there is a waiting list which is connected with state fund dispersion and that there is no more room on the property to expand further.

**A motion was made to approve a recommendation for adoption of the resolution of support for the Housing Tax Credit Application, with waiver of the 20% market-rate unit requirement, subject to further review, in accordance with the City of Wichita's Housing Tax Credit Policy. The motion passed with a vote of 10-0.**

**Action: Motion passed to recommend City Council approval.**

### **Board Agenda**

## **Board Updates and Issues**

**CM Longwell** stated that **Jay and Megan Buckmaster** had her twins and everyone is doing well. He further requested that **Kelli Glassman** follow-up with questions that were asked regarding the planning items on the agenda and reschedule **Deputy Chief Stolz's** presentation for the October 6 meeting.

**Dana Brown** announced that she is currently participating in the City of Wichita Citizens Police Academy and is enjoying it and encouraged others to attend. **Ms. Brown** also requested that **Ms. Glassman** send the DAB V Board be sent a copy of the DAB by-laws.

**Bryan Frye** asked about the status of the 29<sup>th</sup> Street project between Tyler Rd and Maize Rd. None of the landscaping work has happened. **Kelli Glassman** said she would follow up.

**Action: Receive and file.**

**With no further business, the meeting adjourned at 7:45 p.m.**

Respectfully submitted,  
Kelli Glassman, Neighborhood Assistant

## **Guests**

Guy McCormick	909 N Maize Rd. #214
Ed Plopa	909 N Maize Rd. #726
Tom Decker	801 Toh-N-Hah
Jan Decker	801 Toh-N-Hah