

# DISTRICT III ADVISORY BOARD

## AGENDA

November 7, 2007  
7 p.m.

Wichita WATER Center  
101 E. Pawnee

### ORDER OF BUSINESS

- Call to Order
- Approval of minutes for Oct. 3, 2007

### PUBLIC AGENDA

1. Scheduled Items  
No scheduled items.

2. Non-Scheduled Items

**Recommended Action:** Receive and file.

### STAFF REPORTS

3. Community Police Report  
Community Police Officers for District III will report on specific concerns for the area.

**Recommended Action:** Receive and file.

### NEW BUSINESS

4. New Communities Initiative  
**Mary Kay Vaughn, Housing Department Director, and George Kolb, City Manager,** will present information on this project. The City of Wichita, Sedgwick County and the State of Kansas have joined together to launch the New Communities Initiative (NCI). The initiative is designed to: provide quality housing for all incomes; provide employment opportunities for those needing and seeking jobs; enhance the learning environment across all age groups; reduce the conditions of blight and revitalize the neighborhood; address and positively impact quality of life issues; and develop nurturing opportunities for children and youth. The overall goal is to support and enhance successful families and sustaining communities.

It is anticipated that Policy Group members and other members of the community will share the Master Plan cost. Preliminary estimates are up to \$800,000 although that amount could be reduced based on the design and scope of the Request for Proposals. The City Council has been asked to consider committing \$250,000 toward the cost of the Master Plan. The source of funding is from the Capital Improvement Program within the Landbank project (Economic and Redevelopment allocation).

**Recommended action:** That the District Advisory Board receive and review information on the New Communities Initiative, and the proposed Master Plan.

5. **ZON2007-00053, 1353 Bluffview St.**

**Jess McNeely, Planning Department**, will present information a requested City zoning change from the Sisters of St. Joseph, generally located 1/5 mile north of Harry on the west side of Bluffview Drive.

The application area is developed with a residential structure, which was converted to an office use. The applicant wishes to add on to the existing building, and now seeks the requested zone change to “GO” General Office. The existing office and future expansion will manage surrounding residential units, and will provide counseling services for residents.

**Recommended Action:** Based upon information available prior to the public hearings, planning staff recommends that the request be approved.

6. **ZON2007-48**

**Bill Longnecker, Planning Department**, will present information on a requested City zone change from SF-5 Single-family residential to LC Limited Commercial, generally located on the south side of MacArthur Road and east of Hydraulic Avenue.

**Recommended Action:** The proposed “LC” is more appropriate for the site than the site’s current, isolated “SF-5” zoning. A protective overlay would help mitigate potential negative impact on the adjacent church, the adjacent and abutting “MH” zoned manufactured home complexes’ residences, as well as the drive-in theater. Staff recommends approval of the proposed “LC” zoning, subject to platting in a year and the provisions listed in the staff report.

7. **ZON2007-49**

**Bill Longnecker, Planning Department**, will present information on a requested City zone change from SF-5 Single-family residential to GO General Office, generally located on the south side of MacArthur Road and east of Hydraulic Avenue.

**Recommended Action:** The proposed “GO” is more appropriate for the site than the site’s current, isolated “SF-5” zoning. A protective overlay would help mitigate potential negative impact on the adjacent “SF-5” zoned residential subdivisions and the abutting “MH” zoned manufactured home complexes’ residences. Staff recommends approval of the proposed “GO” zoning, subject to platting in a year and the provisions listed in the staff report.

8. **Off-Road Motorsports Park**

**Doug Kupper, Park and Recreation Department Director**, will present information on the need for an off-road motorsports venue in the greater Wichita area has grown rapidly in the past years and is fueled by the fact that no substantial public facilities for off-road motorsports recreation currently exist in the Wichita area. Currently there are 10 known off-road clubs in Kansas with over 2,500 active members and nine non-automotive off-road dealers in Wichita.

Without a designated public off-road recreational facility in Wichita, off-road use along the Valley Center Floodway (big ditch) and the Arkansas River corridor has been a popular, yet illegal area for users. These practices create damage to public property and compromise public

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safety when not held in a properly designed setting.

**Recommended Action:** Approve the development of the off-road motorsports venue.

### **9. Expansion of Fire Training Facility**

**Chief Ron Blackwell, Wichita Fire Department**, will present a proposal to purchase previous City owned land west of the Fire Training Facility at 31<sup>st</sup> Street South and Oliver, in order to expand the facility. Three acres of property at Planeview Park were sold approximately 3 years ago to Mr. Norris and replaced to Park with other lands. Under the terms of the purchase contract, Mr. Norris had two years to begin development of the property, which he has not done other than to get a survey and start a plat of the property. The City has the option of buying back the property at the original purchase price of \$32,670.

**Recommended Action:** Approve the project and the purchase of the three-acre property west of the existing Fire Training Facility.

### **10. CSBG Review Committee Appointments and Elections**

The Review Committee is a 12-member board with members serving two-year terms. Four members are appointed to represent the City Council; low-income residents of the quadrants of the City and County elect four members; and four members represent community sectors.

**Recommended Action:** It is recommended that the District Advisory Board ask DAB members to volunteer to be appointed or stand for election to the CSBG Review Committee.

## **BOARD AGENDA**

### **11. Updates, Issues and Reports**

Opportunity for the Council Member and the District Advisory Board Members to report any activities, events or concerns in the neighborhoods and/or District III.

- a. Council Member Skelton
- b. Nomination of DAB member to sit on the CDBG annual Grants Review Committee
- c. DAB members

**Recommended Action:** Receive and file.

### **12. Adjournment**

The next regularly scheduled meeting for District III Advisory Board will be held at 7 p.m. on December 5, 2007, at the Water Center located at 101 E. Pawnee.