



*Sedgwick County...*  
*working for you*

District 4 Citizens Advisory Board Meeting  
Agenda

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Monday, March 9, 2020  
6 p.m.

McAdams Recreation Center  
1329 E. 13<sup>th</sup> St. North

**Board members in attendance:** Sara Dixon, Nalini Fraser, Philip Fraser, Madison Shriner

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**1. Call to Order**

Chairperson Fraser called the meeting to order at 6:01 p.m.

**2. Meeting Minutes from February 10**

After reviewing the February minutes, Sara Dixon made a motion to approve the minutes and was seconded by Philip Fraser. The motion passed unanimously.

**3. Discussion of CON2020-00004**

Philip Zevenbergen, Associate Planner at the Wichita-Sedgwick County Metro Area Planning Department (MAPD), explained that the case concerned a new shop dwelling on a residential lot. The property owners seek a Conditional Use to permit a landscape business as a Home Occupation on property less than 2 acres and the construction of an Accessory Apartment.

The property is in Sedgwick County and generally located on the east side of North Ridge Road and 1,200 feet south of West 53rd Street North. Access to the property is off of North Ridge Road, which is a paved, four lane County arterial with curb and gutter. The property is on well water and uses a septic system. The site is less than one acre in size, which does not meet the minimum lot size for rural Home Occupations as set forth in the zoning code. Therefore, in order to be in compliance, the applicant must obtain a Conditional Use.

The new building on the property will primarily store the equipment for the business such as two work trucks with trailers and other landscaping equipment. The business has four employees who will park their personal vehicles on-site each business day. These employees use the work trucks to travel to job sites. One employee parking stall is inside the accessory structure. The others park outside of the accessory structure either in-front or behind the building. All waste materials from job sites are not stored on the site and the applicant indicated the waste is disposed of in the proper manner off-site.

The building on the south side of the property is the original principal structure. The applicant intends to renovate this structure and create a personal workshop that is not associated with the Home Occupation. However, currently it still is classified as the principal structure. The applicant proposes to construct a new dwelling behind these buildings as the new principal structure. The zoning code requires a conditional use for the construction of an accessory apartment on property.

Based on the information available prior to the public hearing, Zevenbergen said MAPD staff recommends the application be approved.

Commissioner Cruse asked if the outbuilding will fit in with neighboring structures. Zevenbergen said MAPD had worked with the property owners to ensure the building will not stand out and will fit the character of the neighborhood.

Lonny Wright asked about waste water options and the location of a new septic system. Zevenbergen confirmed that Sedgwick County Public Works had approved the location of the septic system.

Dixon asked why a Conditional Use was needed in this case. Zevenbergen explained that, with the Conditional use, the outbuilding would not have to be made to look like a house.

Philip Fraser made a motion to take the recommended action, with Madison Shriner seconding. The motion passed unanimously.

#### **4. Discussion of CON2020-00006**

Zevenbergen said the property owners are seeking a Conditional Use permit for an Accessory Apartment in a new structure. The property is served by a septic system with a lateral field and on-site water well. The subject site is located in the unincorporated area of Sedgwick County. The proposed accessory apartment (approximately 29 feet by 41 feet) will be located in the northwest corner of a proposed metal shop building (50 feet by 100 feet) located approximately 100 feet north of the main structure.

The new shop/garage building will be located approximately 50 feet east of an existing corrugated metal Quonset shop building. The applicant is requesting to waive Sec.III-D.6.a (2) to allow accessory apartment in the shop/garage building to blend with the Quonset shop building instead of the frame primary structure. In addition, the applicant is requesting a waiver to allow a new septic system to be located north of the shop/garage building.

Based upon information available prior to the public hearings, Zevenbergen said planning staff recommends that the request be approved.

Commissioner Cruse asked if the application had received any protests from neighbors. Zevenbergen said MAPD had not received any complaints or protests to the application. Cruse mentioned that the Board of County Commissioners had recently heard a case concerning a landscaping home occupation that had received neighbor protests. Zevenbergen highlighted that neighbors in that case had been driven by concerns of increased traffic through their neighborhood.

Philip Fraser asked is the accessory apartment would match the surrounding houses. Zevenbergen said it would not.

Chairperson Fraser moved to take the recommended action, with Philip Fraser seconding the motion. The motion passed unanimously.

## **5. Transportation Focus Group**

Lisa Dodson, Research and Program Evaluation Manager at the Wichita State Public Policy and Management Center, presented a short video about public investment in “smart city” programs, which promote more efficient and effective means of transportation. “This study is about the future-- such as driverless buses—which would take special infrastructure,” she said.

Dodson then asked the board what investments and programming they would like to see Wichita pursue. Answers included:

- Extend public transportation
  - More routes
  - More frequent stops
- Trolleys; possibly more through downtown
- Expanded river development
- Infrastructure
  - Electric cars and charging stations
- Driverless signals
- Bus stops

- Sitting space
  - Covered waiting spaces
- Weather protections
- Smart traffic signals
  - Times stoplights
  - Coordinated signals
- Bike lanes/bus coordination
  - Protected lanes
- Public info “Be aware” campaign
- Expanded sidewalks
- Light rail
- Info campaign focused on how to navigate public transportation
  - Free pass or reduced rates
  - Extended hours
- Park and ride system
- Introduce as school children
  - Southeast High
  - WSU
- Smaller buses, more frequent stops
- Electric buses
- Easy accessibility to ease transportation
- Uber Technology barrier for seniors
  - Security
- Consumer protection
- Outreach to seniors

## 6. **Other**

Commissioner Cruse presented options to the board for District Four branding. Members were asked to review the options and forward any ideas or edits to Commissioner Cruse. Ideally, the logos will be used in printed materials on webpages for a “Choose Kindness” campaign.

Commissioner Cruse is approaching donors and soliciting funds for campaign launch at the WAVE venue on May 28. Proceeds from the campaign will benefit Human Kind Ministries.

Commissioner Cruse announced she is looking for someone to serve as her appointment to the Airport Advisory Board. Applicants are encouraged to reach out to her.

Applications are still being accepted for open appointments on the District Four advisory Board, as well.

Shriner moved to adjourn the meeting, Philip Fraser seconded. The motion passed unanimously and the meeting adjourned at 7:45 p.m.

**Next Meeting**

- April 13 – McAdams Recreation Center – 1329 E. 13<sup>th</sup> St. North