

Planning Agenda Item # _____

City of Wichita
City Council Meeting
May 22, 1990

Agenda Report # _____

TO: Mayor and City Council Members

SUBJECT: Z-2976 - ZONE CHANGE FROM "AA" ONE-FAMILY DWELLING DISTRICT, TO THE "U" UNIVERSITY DISTRICT AND THE "AA" ONE-FAMILY DWELLING DISTRICT, AND

DR 89-21 - SPECIAL USE PERMIT FOR A FRATERNITY HOUSE, LOCATED AT THE NORTHEAST CORNER OF 21ST STREET NORTH AND BLUFF. (District #1)

INITIATED BY: Metropolitan Area Planning Department

AGENDA ACTION: Planning

MAPC Recommendation: Approve (8-1).

Staff Recommendation: Approve.

CPO Recommendation: CPO Council "1B" voted 6-2 to recommend approval of the requests.

Background: On April 26, 1990, the MAPC held a public hearing to consider a zone change that will result in the overlaying of the application area's existing "AA" One-Family Dwelling District zoning with the "U" University District. Associated with this overlay zoning request is a request for a special use permit to allow development of the site with a fraternity house. The application area is currently undeveloped and measures approximately 2.3 acres. The Roe Indian Institute, formerly on this site, has been demolished. If the zone change and special use permit are approved, the applicant has advised that he will develop the property with a residential structure not to exceed 7,500 square feet of floor area, excluding basement. A maximum number of 41 persons will reside in the proposed fraternity house. This occupancy figure includes provision for one house parent. A copy of the applicant's site plan is attached to this staff report.

The property is currently unplatted and in order to obtain building permits would have to be platted. Street right-of-way and paving, access controls, and building setbacks would be determined at the time of platting. The applicant may wish to consider vacating Bluff along the west property line and providing a turnaround at the northwest corner of this site.

When the special permit for the sorority houses west of this site was granted in 1975, the number of persons residing on the premises in each house was limited to 10; the maximum square footage for each house was limited to 5,000 square feet (not including basements); and parking had to be provided by the University in a lot south of 21st. Since that time, the maximum square footage allowed for each house has been increased to 6,000; the maximum number of residents for the house on Lot 2 has been increased to 12; and the maximum number of residents for the house on Lot 4 has been increased to 14.

RECOMMENDATIONS/ACTIONS:

1. Concur with the findings of the MAPC and approve the special use permit and zone change, subject to the recommended conditions, including platting; instruct the Planning Department to forward the special use permit resolution and the zone change ordinance to the City Council when the plat is forwarded; or
2. Return the applications to the MAPC for reconsidering, stating reasons.

(_____) Published in The Daily Reporter on 1/25/91

ORDINANCE NO. 41-251
AN ORDINANCE CHANGING THE ZONING CLASSIFICATIONS OR DISTRICTS OF CERTAIN LANDS LOCATED IN THE CITY OF WICHITA, KANSAS, UNDER THE AUTHORITY GRANTED BY SECTION 28.04.210, THE CODE OF THE CITY OF WICHITA, KANSAS.

BE IT ORDAINED BY THE GOVERNING BODY
OF THE CITY OF WICHITA, KANSAS.

SECTION 1. That having received a recommendation from the Planning Commission, and proper notice having been given and hearing held as provided by law and under authority and subject to the provisions of Section 28.04.210, The Code of the City of Wichita, Kansas, the zoning classification or districts of the lands legally described hereby are changed as follows:

Case No. Z-2976

Zone change from the "AA" One-Family Dwelling District to the "U" University and "AA" One-Family Dwelling District.

Lot 1, Phi Delta Theta Addition, Wichita, Sedgwick County, Kansas.

Generally located at the northeast corner of Bluff and 21st Street North.

SECTION 2. That upon the taking effect of the Ordinance, the above zoning change shall be entered and shown on the "Official Zoning Map" previously adopted by reference, and said official zoning map is hereby reincorporated as a part of the Zoning Ordinance as amended.

SECTION 3. That this Ordinance shall take effect and be in force from and after its adoption and publication in the official City paper.

ADOPTED AT WICHITA, KANSAS, _____

ATTEST:

(SEAL) City Clerk

Mayor

Approved as to form:

City Attorney