Planning Agenda Item #_____

City of Wichita
City Council Meeting
June 5, 1990

Agenda Report #_____

TO: Mayor and City Council Members

SUBJECT: Z-2992 - ZONE CHANGE FROM "A" TWO-FAMILY DWELLING DISTRICT TO THE "A" TWO-FAMILY DWELLING DISTRICT AND THE "U" UNIVERSITY DISTRICT, AND

DR 90-13 - SPECIAL USE PERMIT FOR A FRATERNITY HOUSE, LOCATED AT THE NORTHEAST CORNER OF 15TH AND FAIRMOUNT. (District #1)

INITIATED BY: Metropolitan Area Planning Department

AGENDA ACTION: Planning

MAPC Recommendation: Deny (7-0).

Staff Recommendation: Deny.

CPO Recommendation: CPO Council "1B" voted 6-0 to recommend disapproval of the requests.

Background: On May 10, 1990, the MAPC held a public hearing to consider a zone change that will result in the overlaying of the application area's existing "A" Two-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 redevelopment of the site with a fraternity house. The application area is currently developed with a large single-family residence. The site measures approximately .3 acre and was platted in 1887.

If the zone change and special use permit are approved, the applicant has advised that he will continue to remodel the existing residential structure for use as a fraternity house. The applicant plans to have no more than 20 persons living in the house, including 1 house parent. For the 1990-1991 school year, the applicant anticipates having only 10 to 12 fraternity members residing in the house. A rough site plan of the site is attached to this staff report.

Wichita State University is currently working with a local consulting firm on a proposed update of the University's Long Range Plan. Staff has been advised that the proposed update indicates that fraternity and sorority uses are encouraged to locate in the area bounded by 17th

Street to the north, Yale Street to the east, 16th Street to the south and Fairmount Street to the west.

The first zoning district that permits a fraternity as an outright use is the "B" Multiple-Family Dwelling District. Initially, the applicant proposed a zone change to that district; however, staff convinced the applicant that the use of the "U" University overlay zone, plus a special use permit for a fraternity house, would be less disruptive to the surrounding residential uses. This is the case, since a special use permit involves site plan review and provides the governing body a means to establish specific conditions of approval.

Legal Considerations: Valid protest petitions have been filed by persons owning property within 200 feet of the application area. The percentage of protest will be announced at the meeting. 18%

RECOMMENDATIONS/ACTIONS:

1. Concur with the findings of the MAPC and deny the application.

2. Return the application to the MAPC for reconsideration, stating reasons.

SEDGWICK C[illegible]TY

METROPOLITAN AREA PLANNING
DEPARTMENT
CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4561

June 7, 1990

WSU Alumni Chapter
Sigma Nu International
c/o Steve Jones
100 S. Main, #600
Wichita, KS 67202

Re: Z-2992 & DR 90-13 - Zone change from the "A" Two-Family Dwelling District to the "A" Two-Family Dwelling & "U" University Districts and associated Special Permit request to establish a fraternity house on property zoned the "A" Two-Family Dwelling & "U" University Districts.

Dear Mr. Jones:

On June 5, 1990, the Wichita City Council considered the above-captioned cases. The action taken by the Council was to deny the requests.

Sincerely,

Forrest L. Nagley

Forrest L. Nagley
Senior Planner

FLN:jcm

cc: Monty Robson, Superintendent of Central Inspection
Ben Rogers, 1414 Fairmount, 67208
Allison Goodman, 1603 N. Vassar, 67208
Brent Weeks, 1523 Matlock, 67208
David Soles, 1516 Fairmount, 67208
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