

# ACTION

DATE

COMMITTEE

M.A.P.C.	Instruct staff to S.E. 74 prepare amendment	
B.C.C. / <del>B.C.C.</del>	Approved	11-5-74
Ma pc night meeting	Approved with minor changes	10-10-74
B C C	Approved 1st reading	11-5-74
B C C	2nd reading	11-12-74
	Ordinance published	11-15-74

DR 74-23 - Possible Amendment to  
Title 28 - Zoning Ordinance - to  
include "U" University District  
classification.

ORDINANCE NO. 33-558

AN ORDINANCE ESTABLISHING A "U" UNIVERSITY ZONING DISTRICT FOR CERTAIN EDUCATIONAL FACILITIES AND RELATED PURPOSES; REGULATING AND RESTRICTING THE LOCATION, CONSTRUCTION AND USE OF BUILDINGS, STRUCTURES AND LAND WITHIN SUCH DISTRICT IN THE CITY OF WICHITA, KANSAS; ADDING SAID ZONING DISTRICT TO THE EXISTING ZONING CLASSIFICATIONS AND PROVIDING FOR FILING FEES; AMENDING SECTIONS 28.04.030 AND 28.04.210.3.2 OF THE CODE OF THE CITY OF WICHITA, KANSAS; AND REPEALING THE ORIGINALS OF SAID SECTIONS.

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

SECTION 1. That Section 28.04.030 be amended as follows:

28.04.030 Zoning classification or districts. In order to regulate and restrict the use and improvement of lands and the location, type, construction and use of building improvements located within the city; to prevent overcrowding of land, to preserve property values; to promote the general welfare, public safety and health; and to preserve personal and property rights; all lots, parcels and tracts of land located within the city, together with any and all building improvements located thereon, shall be zoned into one of the following classifications or districts:

- "AA"--One-family dwelling classification or district.
- "A"--Two-family dwelling classification or district.
- "RB"--Four-family dwelling classification or district.
- "R-5"--General residence district.
- "R-6"--General residence district.
- "B"--Multiple-family dwelling classification or district.
- "BB"--Office district regulations.
- "LC"--Light commercial classification or district.
- "C"--Commercial classification or district.
- "D"--Central business classification or district.
- "E"--Light industrial classification or district.
- "F"--Heavy industrial classification or district.
- "G"--Mobile home classification or district.
- "U"--University classification or district.

SECTION 2. That the following zoning district be established and included in the Zoning Ordinance of the City of Wichita as Section 28.04.136:

28.04.136 - "U" - University District. The University District may be mapped as a separate zoning district or as a combined district with any one of the residential districts. This district shall not be combined with an office, commercial, or industrial district. The "U" University District may be used for the development of a university, college, seminary or other institutions of learning for educational and related purposes and shall be applied to the main campus owned or leased by the university, college or seminary. This district may also be applied to adjacent or contiguous residentially zoned properties as a combination district when it has been determined by the Planning Commission and the Board of City Commissioners that the area is logical for development of: (1) expansion of the university, college, seminary or other institution of learning; (2) fraternities, sororities and related uses;

(3) offices, meeting rooms, laboratories and other facilities for educational, fraternal, professional, religious and research organizations and institutions with a demonstrated relationship to the university, college, seminary or other institution of learning; and (4) libraries, art galleries, museums, and other non-profit cultural facilities that would provide a public benefit by such locations. When such combination district is established, the uses of the residential district shall be a use by right and the uses permitted by the "U" University District shall be permitted by special permit subject to the approval by the Board of City Commissioners, upon recommendation by the Planning Commission and only after notice to property owners, in the same manner as for a change in the zoning district map.

A. USE REGULATIONS

1. Uses permitted without a special permit shall include universities, colleges, seminaries and other institutions of learning, including their buildings owned or leased for administrative and faculty offices, classrooms, laboratories, chapels, auditoriums, lecture halls, libraries, student, faculty and alumni centers, athletic facilities and dormitories, and student and faculty housing, provided, however, the main learning activities are housed within the above facilities. Permitted outside activities shall include marching, drill, band, athletics, campus celebrations and displays, graduations, scientific research, music and drama presentations, off-street parking and similar functions. Excluded are those primary uses which are conducted outside a structure or have major outside storage of materials used in the instructional process, including the teaching of repair, maintenance or driving of heavy equipment or trucks, the teaching of body or fender work; metal forming or such other trade that involves basically physical or manual skills; flying instruction; weapon instruction; fire fighting instruction and other similar uses.
2. When the "U" District is combined with a residential District, the following uses may be permitted as a special permit by the governing body after having received a recommendation from the Planning Commission and after notice is given as provided by law for amending the zoning ordinance district map. The governing body may establish such conditions as deemed appropriate to protect the residential areas in which located. These may include fencing and screening, limitations on density, hours of operation, noise standards as set forth in 28.04.020, sign design and location and other similar restrictions.
  - a. Fraternities and sororities.
  - b. Libraries, art galleries, museums and other non profit cultural facilities.

- c. Offices, meeting rooms, laboratories and other facilities for educational, fraternal, professional, religious and research organizations and institutions having a demonstrated relationship to the university, college or seminary.
- d. Parking lots for passenger automobiles accessory to uses permitted in the University District.
- e. Accessory structures and uses when such are located on the same lot and are traditionally and customarily incidental to any of the permitted uses in this zoning district.

**B. AREA AND HEIGHT REGULATIONS**

1. Minimum lot areas:

- a. Universities, colleges, seminaries, or other institutions of learning: 5 acres.
- b. All uses permitted by special permits: 15,000 square feet.

2. Minimum lot width:

- a. Universities, colleges, seminaries or other institutions of learning. No minimum requirement.
- b. All uses permitted by special permits: 100 feet.

3. Maximum building height:

- a. Universities, colleges, seminaries, or other institutions of learning: No maximum requirement.
- b. All uses permitted by special permits: No building shall exceed the height permitted by the district with which the University District is combined.

**C. BULK REGULATIONS**

1. When the University District is applied as a separate zoning district, then the following bulk regulations shall apply.

- a. Maximum lot coverage: 30%.
- b. Maximum floor area ratio: 0.50.
- c. Minimum setback: 20 feet from each public street and from each lot line that adjoins property located in any residential zoning district.

2. When the University District is combined with any other district, the regulations of the residential district shall apply to all uses not requiring a special permit. Uses permitted by special permit shall comply with the area and height regulations as stated above and any other conditions the Planning Commission and Board of City Commissioners deem necessary to protect adjacent properties.

SECTION 3. That Section 28.04.210.3.2 be amended  
as follows:

3.2 For the purpose of defraying costs of proceedings described herein, filing and publication fees shall be paid upon the filing of each application for a change of district boundaries or classification as follows:

Classification	Fee
"AA" - One Family Dwelling District	\$ 70
"A" - Two Family Dwelling District	\$ 70
"RB" - Four Family Dwelling District	\$ 70
"G" - Mobile Home District	\$140
"B" - Multiple Family Dwelling District	\$140
"R-5" - General Dwelling District	\$140
"R-6" - General Dwelling District	\$140
"BB" - Office District	\$140
"LC" - Light Commercial District (6 acres and under)	\$200
"LC" - Light Commercial District (over 6 acres)	\$400
"C" - Commercial District (6 acres and under)	\$200
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"E" - Light Industrial District (over 6 acres)	\$400
"F" - Heavy Industrial District (6 acres and under)	\$200
"F" - Heavy Industrial District (over 6 acres)	\$400
Community Unit Plan -- Residential (original)	\$400
Community Unit Plan -- Residential (amendment)	\$400
Community Unit Plan -- Planned Commer- cial Development (original as required by ordinance)	None
Community Unit Plan -- Planned Commer- cial Development (amendment)	\$400
"U" - University District	\$140

A written receipt shall be issued to the person making such a payment and records thereof shall be kept in such a manner as prescribed by law. No fee shall be required when the application is submitted by any department of the city, county, state or federal government.

SECTION 4. That the original of Sections 28.04.030 and 28.040.210.3.2 of the Code of the City of Wichita, Kansas, are repealed.

SECTION 5. This ordinance shall take effect on its passage and publication once in the official City paper.

PASSED AND ADOPTED at Wichita, Kansas, this 12th day of November, 1974.

\_\_\_\_\_  
Gary L. Porter, Mayor

ATTEST:

\_\_\_\_\_  
Ralph C. Eberly  
City Clerk

(SEAL)

APPROVED AS TO FORM: THE  
John Healy  
Director of Ed

Ord No 33-558

Published on Nov 15, 1974

Original Copy

Do not release

J.H.

DELINEATED COPY  
Additions underlined  
There are no deletions

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2. When the "U" District is combined with a residential District, the following uses may be permitted as a special permit by the governing body after having received a recommendation from the Planning Commission and after notice is given as provided by law for amending the zoning ordinance district map. The governing body may establish such conditions as deemed appropriate to protect the residential areas in which located. These may include fencing and screening, limitations on density, hours of operation, noise standards as set forth in 28.04.020, sign design and location and other similar restrictions.
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SECTION 5. This ordinance shall take effect on its passage and publication once in the official City paper.

PASSED AND ADOPTED at Wichita, Kansas, this \_\_\_\_ day of \_\_\_\_\_, 1974.

\_\_\_\_\_  
Gary L. Porter, Mayor

ATTEST:

\_\_\_\_\_  
Ralph C. Eberly  
City Clerk

(SEAL)

*Published in Wichita Beacon on 11-5-74*

## University Zone Okd

The Wichita City Commission today approved an amendment which would allow a new classification, university zoning, to be applied to property owned or leased by educational institutions.

The ordinance would allow a combination district adjacent to the university zone which would allow special uses without a formal zone change.

For example, the new ordinance would allow university-related facilities such as a sorority house to be constructed in a single family residential zone.

If there should ever be a change in the long-range plans of the university or the sorority, only single-family residential buildings could replace the sorority.

The commission approved the amendment 3 to 0, after being recommended by the Metropolitan Area Planning Commission.

The planning commission conducted a public hearing on the proposed "U" zoning ordinance before recommending approval.

Commissioner John Stevens, saying he was concerned about the legality of the public hearing, contended the planning commission did not have a quorum for the hearing although formal action was taken.

Stevens said although six members of the planning commission attended the hearing, only four members voted on the issue.

Mayor Garry Porter, however, cited rules from a copy of Roberts Rules of Order which said a quorum was determined by the number of members attending and not the number voting.

Planning department director Bob Lakin stressed that the ordinance does not mean that educational institutions — such as Wichita State University — are automatically included in a "university zone."

The university would have to apply for a special permit.

Those properties adjacent to the campus and wanting to be included in a combination district would apply for a special permit which would be

considered much like a zoning change, he said.

Dr. Clark Ahlberg, WSU president, told commissioners the zoning ordinance would allow the university to outline its interests for the development of the area of the university.

He said that in the past university representatives had opposed zoning changes for adjacent property not because they were opposed to the particular business but because the zoning change would allow other uses which were not desired.

The zoning ordinance also would allow areas around the university to maintain

current zoning but would allow specific uses of the property through special

Ahlberg said that in discussing the ordinance with representatives of other universities and colleges in the Wichita area the amendment generally was favored.

Kansas Newman, he said, was not affected by zoning problems because natural barriers such as railroads and highways surrounded the college's property.

Ahlberg said Friends University officials, however, had expressed interest in the amendment because their problems are similar to WSU's.

October 24, 1974

Board of City Commissioners

Jack H. Galbraith, Chief Planner

DR 74-23 - Proposed Amendments to the  
City Zoning Ordinance Re: Establish-  
ment of a "U" University District

The attached proposed amendment to the City zoning ordinance was originally advertised for public hearing at the September 12, 1974, Planning Commission meeting. The public hearing was continued to a special meeting which was held at 7:30 p.m. on October 10, 1974. Between hearings, and to the greatest degree possible, we notified all interested parties. This includes all schools listed in the telephone directory, except pre-school; all PTA's at junior high and elementary levels around Kansas Newman College, Friends University and Wichita State University; the known neighborhood organizations in the same areas, Model Cities and Community Action Agencies. It should be noted that any actual change to the maps, as opposed to providing authorizing language in the text, will require mailed notices to adjoining property owners just as in zoning map changes.

It is proposed that the "U" University District will be used for the development of a university, college, seminary, or other institution of learning, for educational and related purposes and shall be applied to the main campus owned or leased by the institution. This district may also be applied to adjacent or contiguous residentially zoned properties as a combination district when it has been determined by the Planning Commission and the Board of City Commissioners that such area is appropriate for expansion by the university, college or seminary for related uses. When such combination district is established, the uses of the residential district shall be a use by right and the uses permitted by the "U" University District shall be permitted by special permit, subject to approval by the Board of City Commissioners upon recommendation by the Planning Commission.

The delineated copy of the proposed amendment, that appears in the attached minutes, indicates the altering of certain language that occurred between the Planning Commission hearings, and is intended to clarify the intended and authorized main uses and specifies the characteristics and names examples of educational uses not to be permitted. The basic distinction is inside classroom setting as opposed to heavy equipment - outside training. The language further clarifies where special permits are required as distinguished from the main permitted use.

Page 2 - Board of City Commissioners  
October 24, 1974

As the minutes reflect, the action of the Planning Commission was to recommend the approval of the proposed ordinance as amended. Also attached is a copy of the ordinance as recommended. Consideration of this amendment is scheduled for your agenda of November 5, 1974.

JHG:ber

Attachment

cc: Ralph Wulz, City Manager  
John Dekker, Director of Law  
Ray Bruggeman, Director of Public Works  
Robert Feldner, Supt. of Central Inspection

WICHITA-SEDGWICK COUNTY

DATE

METROPOLITAN AREA PLANNING DEPARTMENT

October 24, 1974

TO Board of City Commissioners  
FROM Jack H. Galbraith, Chief Planner

SUBJECT DR 74-23 - Proposed Amendments to the  
City Zoning Ordinance Re: Establish-  
ment of a "U" University District

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John Dekker, Director of Law  
Ray Bruggeman, Director of Public Works  
Robert Feldner, Supt. of Central Inspection

WICHITA-SEDGWICK COUNTY

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October 24, 1974

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Ray Bruggeman, Director of Public Works  
Robert Feldner, Supt. of Central Inspection

October 25, 1974

John Dekker, City Attorney

Glen E. Lytle, Special Assistant for Zoning

DR 74-23 - Zoning Ordinance Revision  
Re: Establishment of a "U" University  
District

Attached hereto is a draft of a revision to the zoning ordinance creating a "U" University District.

The required public hearing before the MAPC was held on October 10, 1974 and the draft enclosed is ready to be forwarded to the Board of City Commissioners for their consideration at their meeting of November 5, 1974.

Please put the ordinance in proper form and return so that we may make the necessary distribution for an agenda item on October 31, 1974.

GEL:ber

Attachment

DRAFT

ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE RELATED TO ZONING; REGULATING AND RESTRICTING THE LOCATION, CONSTRUCTION AND USE OF BUILDINGS, STRUCTURES AND LAND WITHIN THE CITY OF WICHITA, KANSAS; ESTABLISHING SECTION 28.04.136 AS THE "U" UNIVERSITY DISTRICT FOR THE DEVELOPMENT OF A UNIVERSITY, COLLEGE, OR SEMINARY, FOR EDUCATIONAL AND RELATED PURPOSES; AMENDING SECTIONS 28.04.030, AND 28.04.210 OF THE CODE OF THE CITY OF WICHITA, KANSAS.

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

SECTION I. That Section 28.04.030 be amended as follows:

Following the "G" Mobile Home Classification or District add: "U" University District.

SECTION II. That the following zoning district be inserted into the ordinance as Section 28.04.136:

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the main learning activities are housed within the above facilities. Permitted outside activities shall include marching, drill, band, athletics, campus celebrations and displays, graduations, scientific research, music and drama presentations, off-street parking and similar functions. Excluded are those primary uses which are conducted outside a structure or have major outside storage of materials used in the instructional process, including the teaching of repair, maintenance or driving of heavy equipment or trucks, the teaching of body or fender work; metal forming or such other trade that involves basically physical or manual skills; flying instruction; weapon instruction; fire fighting instruction and other similar uses.

2. When the "U" District is combined with a residential District, the following uses may be permitted as a special permit by the governing body after having received a recommendation from the Planning Commission and after notice is given as provided by law for amending the zoning ordinance district map. The governing body may establish such conditions as deemed appropriate to protect the residential areas in which located. These may include fencing and screening, limitations on density, hours of operation, noise standards as set forth in 28.04.020, sign design and location and other similar restrictions.
  - a. Fraternities and sororities.
  - b. Libraries, art galleries, museums and other non profit cultural facilities.
  - c. Offices, meeting rooms, laboratories and other facilities for educational, fraternal, professional, religious and research organizations and institutions having a demonstrated relationship to the university, college or seminary.
  - d. Parking lots for passenger automobiles accessory to uses permitted in the University District.
  - e. Accessory structures and uses when such are located on the same lot and are traditionally and customarily incidental to any of the permitted uses in this zoning district.

**B. AREA AND HEIGHT REGULATIONS**

1. Minimum lot areas:
  - a. Universities, colleges, seminaries, or other institutions of learning: 5 acres.
  - b. All uses permitted by special permits: 15,000 square feet.
2. Minimum lot width:
  - a. Universities, colleges, seminaries or other institutions of learning. No minimum requirement.
  - b. All uses permitted by special permits: 100 feet.

3. Maximum building height:

- a. Universities, colleges, seminaries, or other institutions of learning: No maximum requirement.
- b. All uses permitted by special permits: No building shall exceed the height permitted by the district with which the University District is combined.

C. BULK REGULATIONS

- 1. When the University District is applied as a separate zoning district, then the following bulk regulations shall apply.
  - a. Maximum lot coverage: 30%.
  - b. Maximum floor area ratio: 0.50.
  - c. Minimum setback: 20 feet from each public street and from each lot line that adjoins property located in any residential zoning district.
- 2. When the University District is combined with any other district, the regulations of the residential district shall apply to all uses not requiring a special permit. Uses permitted by special permit shall comply with the area and height regulations as stated above and any other conditions the Planning Commission and Board of City Commissioners deem necessary to protect adjacent properties.

SECTION III. That Section 28.04.210.3.2 be amended as follows:

Following "R-6" - General Residence District - \$140 - add:  
"U" - University District, including requests for special permits \$140.

SECTION IV. This ordinance shall take effect on its passage and publication once in the official City paper.

PASSED AND ADOPTED at Wichita, Kansas, this \_\_\_\_\_ day of \_\_\_\_\_, 1974.

\_\_\_\_\_  
Garry L. Porter, Mayor

ATTEST:

\_\_\_\_\_  
Ralph C. Eberly  
City Clerk

(SEAL)

WICHITA-SEDGWICK COUNTY

DATE

**METROPOLITAN AREA PLANNING DEPARTMENT**

October 3, 1974

TO Wichita-Sedgwick County Metropolitan  
Area Planning Commission

FROM Robert A. Lakin, Director of Planning *RL*

SUBJECT DR 74-23 - Proposed Amendments to the  
City Zoning Ordinance Re: Establish-  
ment of a "U" University District

The MAPC has continued its public hearing on the above subject to 7:30 p.m., October 10, 1974. In the interim, we have, to the greatest degree possible, notified all interested parties. This includes all schools listed in the telephone directory, except pre-school; all PTA's at junior high and elementary levels around Kansas Newman College, Friends University and Wichita State University; the known neighborhood organizations in the same areas, Model Cities and Community Action Agencies. It should be noted that any actual change to the maps, as opposed to providing authorizing language in the text, will require mailed notices to adjoining property owners just as in zoning map changes.

Attached is a proposal for altering certain language intended to clarify the intended and authorized main uses and specifying the characteristics and naming examples of educational uses not to be permitted. The basic distinction is inside classroom setting as opposed to heavy equipment - outside training. The language further clarifies where special permits are required as distinguished from the main permitted uses.

If there are additional thoughts you might have on the language after reading it, please call and let me know, so I can have the matter researched by the night of the meeting.

Recommended Action: Approve the proposed change to the zoning ordinance as amended (or with such other amendments as the Commission deems appropriate).

RAL:ber

Attachment

WICHITA-SEDGWICK COUNTY  
METROPOLITAN AREA PLANNING COMMISSION

AGENDA

OCTOBER 10, 1974

A special meeting of the Wichita-Sedgwick County Metropolitan Area Planning Commission will be held on Thursday, October 10, 1974, at 7:30 p.m. in Room 401 City Building Annex, 104 South Main, Wichita, Kansas, for consideration of the following item:

1. DR 74-23 - Public Hearing for consideration of an amendment to the Zoning Ordinance (Title 28) for establishment of "U" University District Classification. (Memo enclosed to Planning Commissioners.)

-----  
  
Robert A. Lakin  
Secretary

WICHITA-SEDGWICK COUNTY

DATE

**METROPOLITAN AREA PLANNING DEPARTMENT**

October 3, 1974

TO Wichita-Sedgwick County Metropolitan  
Area Planning Commission

FROM Robert A. Lakin, Director of Planning *RAL*

SUBJECT DR 74-23 - Proposed Amendments to the  
City Zoning Ordinance Re: Establish-  
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Attached is a proposal for altering certain language intended to clarify the intended and authorized main uses and specifying the characteristics and naming examples of educational uses not to be permitted. The basic distinction is inside classroom setting as opposed to heavy equipment - outside training. The language further clarifies where special permits are required as distinguished from the main permitted uses.

If there are additional thoughts you might have on the language after reading it, please call and let me know, so I can have the matter researched by the night of the meeting.

Recommended Action: Approve the proposed change to the zoning ordinance as amended (or with such other amendments as the Commission deems appropriate).

RAL:ber

Attachment

ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE RELATED TO ZONING; REGULATING AND RESTRICTING THE LOCATION, CONSTRUCTION AND USE OF BUILDINGS, STRUCTURES AND LAND WITHIN THE CITY OF WICHITA, KANSAS; ESTABLISHING SECTION 28.04.136 AS THE "U" UNIVERSITY DISTRICT FOR THE DEVELOPMENT OF A UNIVERSITY, COLLEGE, OR SEMINARY, FOR EDUCATIONAL AND RELATED PURPOSES; AMENDING SECTIONS 28.04.030, AND 28.04.210 OF THE CODE OF THE CITY OF WICHITA, KANSAS.

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

SECTION I. That Section 28.04.030 be amended as follows:

Following the "G" Mobile Home Classification or District add: "U" University District.

SECTION II. That the following zoning district be inserted into the ordinance as Section 28.04.136:

28.04.136 - "U" - University District. The University District may be mapped as a separate zoning district or as a combined district with any one of the residential districts. This district shall not be combined with an office, commercial, or industrial district. The "U" University District may be used for the development of a university, college, or seminary or other institutions of learning for educational and related purposes and shall be applied to the main campus owned or leased by the university, college or seminary. This district may also be applied to adjacent or contiguous residentially zoned properties as a combination district when it has been determined by the Planning Commission and the Board of City Commissioners that the area is logical for development of: (1) expansion of the university, college or seminary; (2) ~~related-uses-such-as~~ dormitories, fraternities, and sororities and related uses; (3) offices, meeting rooms, laboratories and other facilities for educational, fraternal, professional, religious and research organizations and institutions with a demonstrated relationship to the university, college or seminary; and (4) libraries, art galleries, museums, and other non-profit cultural facilities that would provide a public benefit by such locations. When such combination district is established, the uses of the residential district shall be a use by right and the uses permitted by the "U" University District shall be permitted by special permit subject to the approval by the Board of City Commissioners, upon recommendation by the Planning Commission and only after notice to property owners located within two hundred feet of the property proposed for the special permit, in the same manner as for a change in the zoning district map.

A. USE REGULATIONS. ~~Permitted-uses-shall-include-only the-following:~~

1. ~~Universities, colleges or seminaries, including their buildings owned or leased for administrative and faculty offices, classrooms, laboratories, chapels, auditoriums, lecture halls, libraries, student, faculty and alumni centers, athletic facilities and dormitories, and student and faculty housing. These uses shall not be construed to permit commercial, trade or business schools that are first permitted in the "EC" District.~~

Uses permitted without a special permit shall include universities, colleges or seminaries and other institutions of learning, including their buildings owned or leased for administrative and faculty offices, classrooms, laboratories, chapels, auditoriums, lecture halls, libraries, student, faculty and alumni centers, athletic facilities and dormitories, and student and faculty housing, provided, however the main learning activities are housed within the above facilities. Permitted outside activities shall include marching, drill, band, athletics, campus celebrations and displays, graduations, scientific research, music and drama presentations, off-street parking and similar functions. Excluded are those primary uses which are conducted outside a structure or have major outside storage of materials used in the instructional process, including the teaching of repair, maintenance or driving of heavy equipment or trucks, the teaching of body or fender work; metal forming or such other trade that involves basically physical or manual skills; flying instruction; weapon instruction; fire fighting instruction and other similar uses.

2. When the "U" District is combined with a residential District, the following uses may be permitted as a special permit by the governing body after having received a recommendation from the Planning Commission and after notice is given as provided by law for amending the zoning ordinance district map:

2. a. Fraternities and sororities.
3. b. Libraries, art galleries, museums and other non profit cultural facilities.
4. c. Offices, meeting rooms, laboratories and other facilities for educational, fraternal, professional, religious and research organizations and institutions having a demonstrated relationship to the university, college or seminary.
5. d. Parking lots for passenger automobiles accessory to uses permitted in the University District.
6. e. Accessory structures and uses when such are located on the same lot and are traditionally and customarily incidental to any of the permitted uses in this zoning district.

B. AREA AND HEIGHT REGULATIONS

1. Minimum lot areas:
  - a. Universities, colleges or seminaries: 5 acres
  - b. All uses permitted by special permits: 15,000 square feet.
2. Minimum lot width:
  - a. Universities, colleges or seminaries: No minimum requirement.
  - b. All uses permitted by special permits: 100 feet.

3. Maximum building height:

- a. Universities, colleges or seminaries:  
No maximum requirement
- b. All uses permitted by special permits: No building shall exceed the height permitted by the district with which the University District is combined.

C. BULK REGULATIONS

1. When the University District is applied as a separate zoning district, then the following bulk regulations shall apply.
  - a. Maximum lot coverage: 30%
  - b. Maximum floor area ratio: 0.50.
  - c. Minimum setback: 20 feet from each public street and from each lot line that adjoins property located in any residential zoning district.
2. When the University District is combined with any other district, the regulations of the residential district shall apply to all uses not requiring a special permit. Uses permitted by special permit shall comply with the area and height regulations as stated above and any other conditions the Planning Commission and Board of City Commissioners deem necessary to protect adjacent properties.

SECTION III. That Section 28.04.210.3.2 be amended as follows:

Following "R-6" - General Residence District - \$140 - add:

"U" - University District, including requests  
for special permits \$140

SECTION IV. This Ordinance shall take effect on its passage and publication once in the official City paper.

PASSED AND ADOPTED at Wichita, Kansas, this \_\_\_\_\_ day of \_\_\_\_\_, 1974.

\_\_\_\_\_  
Garry L. Porter, Mayor

ATTEST:

\_\_\_\_\_  
Ralph C. Eberly  
City Clerk

(SEAL)

WICHITA-SEDGWICK COUNTY  
METROPOLITAN AREA PLANNING COMMISSION

MINUTES

OCTOBER 10, 1974

SPECIAL EVENING MEETING

A special meeting of the Wichita-Sedgwick County Metropolitan Area Planning Commission was held on Thursday, October 10, 1974, at 7:30 p.m. in Room 401 City Building Annex, 104 South Main, Wichita, Kansas. The following members were present: Harlan Kamen, Chairman; Austin Rising; Sam Arnholz; Michael Gragert; Theodore Hill; and Dwight Hopper. Members absent were Jo Gardenhire; Bob Blakey; Alvin Hennessy; and Marjorie Taylor. Also present were Robert A. Lakin, Secretary; Jack Galbraith, Assistant Secretary; Glen Lytle, Special Assistant for zoning; and Berniece Rathke of the Planning Department staff. Chairman Kamen presided.

CHAIRMAN KAMEN announced that the purpose of the meeting is to hold a public hearing for consideration of an amendment to the zoning ordinance for the establishment of a "U" University District classification, the case number being DR 74-23, and the public hearing having been continued from a meeting on September 26, 1974.

LAKIN said a draft of the proposed ordinance as revised on October 3, 1974 (shown as follows) has been provided the Commissioners.

ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE RELATED TO ZONING; REGULATING AND RESTRICTING THE LOCATION, CONSTRUCTION AND USE OF BUILDINGS, STRUCTURES AND LAND WITHIN THE CITY OF WICHITA, KANSAS; ESTABLISHING SECTION 28.04.136 AS THE "U" UNIVERSITY DISTRICT FOR THE DEVELOPMENT OF A UNIVERSITY, COLLEGE, OR SEMINARY, FOR EDUCATIONAL AND RELATED PURPOSES; AMENDING SECTIONS 28.04.030, AND 28.04.210 OF THE CODE OF THE CITY OF WICHITA, KANSAS.

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

SECTION I. That Section 28.04.030 be amended as follows:

Following the "G" Mobile Home Classification or District add: "U" University District.

SECTION II. That the following zoning district be inserted into the ordinance as Section 28.04.136:

28.04.136 - "U" University District. The University District may be mapped as a separate zoning district or as a combined district with any one of the residential districts. This district shall not be combined with an office, commercial, or industrial district. The "U" University District may be used for the development of a university, college, ~~or seminary or other institutions of learning~~ for educational and related purposes and shall be applied to the main campus owned or leased by the university, college or seminary. This district may also be applied to adjacent or contiguous residentially zoned properties as a combination district when it has been determined by the Planning Commission and the Board of City Commissioners that the area is logical for development of: (1) expansion of the university, college or seminary; (2) ~~related-uses-such-as~~ dormitories, fraternities, and sororities and related uses; (3) offices, meeting rooms, laboratories and other facilities for educational, fraternal, professional, religious and research organizations and institutions with a demonstrated relationship to the university, college or seminary; and (4) libraries, art galleries, museums, and other non-profit cultural facilities that would provide a public benefit by such locations. When such combination district is established, the uses of the residential district shall be a use by right and the uses permitted by the "U" University District shall be permitted by special permit subject to the approval by the Board of City Commissioners, upon recommendation by the Planning Commission and only after notice to property owners ~~located within two hundred feet of the property proposed for the special permit~~, in the same manner as for a change in the zoning district map.

A. USE REGULATIONS. ~~Permitted-uses-shall-include-only the-following:~~

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Uses permitted without a special permit shall include universities, colleges or seminaries and other institutions of learning, including their buildings owned or leased for administrative and faculty offices, classrooms, laboratories, chapels, auditori-

ums, lecture halls, libraries, student, faculty and alumni centers, athletic facilities and dormitories, and student and faculty housing, provided, however, the main learning activities are housed within the above facilities. Permitted outside activities shall include marching, drill, band, athletics, campus celebrations and displays, graduations, scientific research, music and drama presentations, off-street parking and similar functions. Excluded are those primary uses which are conducted outside a structure or have major outside storage of materials used in the instructional process, including the teaching of repair, maintenance or driving of heavy equipment or trucks, the teaching of body or fender work; metal forming or such other trade that involves basically physical or manual skills; flying instruction; weapon instruction; fire fighting instruction and other similar uses.

2. When the "U" District is combined with a residential District, the following uses may be permitted as a special permit by the governing body after having received a recommendation from the Planning Commission and after notice is given as provided by law for amending the zoning ordinance district map:
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15,000 square feet.
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No minimum requirement.
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100 feet.
- 3. Maximum building height:
  - a. Universities, colleges or seminaries:  
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C. BULK REGULATIONS

- 1. When the University District is applied as a separate zoning district, then the following bulk regulations shall apply.
  - a. Maximum lot coverage: 30%
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"U" - University District, including requests for special permits \$140

SECTION IV. This ordinance shall take effect on its passage and publication once in the official City paper.

PASSED AND ADOPTED at Wichita, Kansas, this \_\_\_\_\_ day of \_\_\_\_\_, 1974.

\_\_\_\_\_  
Garry L. Porter, Mayor

ATTEST:

\_\_\_\_\_  
Ralph C. Eberly  
City Clerk  
(SEAL)

LAKIN said the concept of this district has been before the Commission several times in the past, but more recently Wichita State University has asked that it be considered for adoption into the ordinance now rather than waiting for the entire new ordinance which is under study. Wichita State University at this time has a problem so far as relocation for the sororities and this type of district would lend itself better to such related uses than would the existing high density "B" district which is the first classification that permits sororities.

LAKIN said the proposed ordinance has been adapted from work of the Zoning Advisory Committee for adoption into the existing ordinance. He pointed out that it has been difficult to conceive all the types of uses normally undertaken at a university, or to be able to describe precisely those types of uses which should not be allowed, more particularly as a use that may fall within the overlapping residential area. He stated, however, that a good representative sample of those uses has been set out in the intent section of the district. He said that he attended a meeting Monday evening with the Fairmount Neighborhood Association, at which several questions were raised as to how a laboratory type use might be controlled and the differences between various types of laboratories. LAKIN said that language has been included in the revised ordinance where when, dealing with a special permit which would more than likely be on non-university owned or off the main campus, the governing body could establish specific conditions for the preservation of the integrity of the residential area, particularly screening, limitation as to density of use, hours of operation, sign location, noise standards, etc.

GALBRAITH stated that since the meeting on September 26, 1974, the staff has notified all interested parties to the greatest degree possible. He stated that this included all schools listed in the telephone directory, except pre-schools; all PTA's at junior

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Evening

high and elementary levels around Kansas Newman College, Friends University and Wichita State University; the known neighborhood organizations in the same areas, Model Cities and Community Action Agencies, etc.

GALBRAITH emphasized that the purpose of this hearing is to discuss the adoption of the "U" University District text within the zoning ordinance and does not pertain to the mapping of the district in any particular area of the City. He commented that additional public hearings will be held when mapping is proposed.

GALBRAITH said the following changes in wording have been suggested in the proposed ordinance: In Section II, (1) and (3), and in B.1.a., B.2.a.; and B.3.a. after the words "university, college and seminary," the following be added: "or other institutions of learning." Further, in Section II (2), the word "dormitories" be eliminated.

GALBRAITH stated further that the following wording has been proposed as an addition to A.2 to allow the governing body to require certain conditions for the protection of adjacent residential properties:

The governing body may establish such conditions as deemed appropriate to protect the residential area in which located. These may include fencing and screening, limitations on density, hours of operation, noise standards as set forth in 28.04.020, sign design and location, and other similar restrictions.

GRAGERT said he had serious reservations about the addition of "other institutions of learning" as it is such a broad phrase and it would seem perhaps to permit some undesirable uses, and it seemed the only limiting factor is the requirement of lot size of five acres or more. HILL thought this would be no problem because with the above wording whereby the governing body can impose conditions, a residential area could be protected. GRAGERT then suggested leaving out "colleges, universities and seminaries" and just using the wording "institutions of learning."

LAKIN said he spent considerable time delving into legal texts and zoning law in this general area trying to find satisfactory language distinctions and what the courts have determined, and it becomes very confusing when considering private and public learning institutions. He felt it would be difficult to say a public school teaching at the high school or college level is any different than a private school teaching the same thing, and it is recognized that the term "and other institutions of learning" is very broad, and would even include barber college, dance studio and any type of teaching activity. He said it was hoped that with the restraints included in the suggested ordinance, certain types of teaching activities would not be likely to want to utilize this district but, rather,

still locate in the "LC" district where first permitted. It was his feeling that such institutions of learning will be more the campus type rather than the smaller schools.

HILL pointed out that at one time the Washburn University Law School was in the downtown area of Topeka and later moved to the campus, but such a learning institution could be separate and apart from the campus itself.

HILL pointed out also that Kansas University at one time had a school of fine arts here in Wichita in the downtown area and it seemed to him a University District would have been more desirable at that time.

DR. GEORGE PLATT, Director of Planning for Wichita State University, said they appreciated the Commission considering the proposal for a "U" District, and said they have worked several years to develop a comprehensive land use plan not only for the campus, but one that relates to the immediate neighborhood. He said this activity had been done at the request of the Planning Commission and City Commission and even began prior to such request by the City. He felt that most of the Commissioners were probably familiar with the work done on the concept of the "U" University District several years ago, and an attempt has been made to keep the Planning Commission informed as to the plans of Wichita State University. He recalled that about a year ago the University presented to the Commission its long range plan for the campus and the surrounding neighborhood. At that time one component was a concept of the "U" University District and the Zoning Advisory Committee was working along with the idea at the same time.

DR. PLATT said it is now desirable from the standpoint of Wichita State University to implement the new district and they have asked that the first official action be taken related to their long range plan. Although such a district is proposed in the rewrite of the total ordinance, they have asked that it be considered prior to that time in view of their present need for such a district in relocating the sororities to an area north of 21st Street. DR. PLATT said they felt the "U" District would provide a realistic way for the University and neighborhood to work together for a solution of mutual problems. DR. PLATT said the area proposed for the sororities is presently owned by the Board of Trustees and will be sold to the sororities.

DR. PLATT said that under the "U" District the single-family zoning classification would be retained, but an overlay of the "U" District would permit other uses by special permit only, and in the event the property was sold at some future time, the "AA" zoning would remain and the special use could continue, however, such use could not change to another use related to the university until another public hearing was held and a new special permit granted. It was felt such would be better than to have an area permanently changed to "B" Multiple Family for sorority use, as if sold later

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it would still carry the multiple family zoning and thus there would be less protection for an adjacent single-family neighborhood.

DR. PLATT said this matter has been discussed with the neighbors and they have had input. Fairmount Neighborhood Association Board of Directors has approved the concept and at a meeting last Monday night, the ordinance was discussed and changes in wording were suggested that have been incorporated into the ordinance (see previously in these minutes). He said they have met several times in the past few weeks with the Northeast Heights Association and as far as he was aware that group has not taken any official position on the ordinance. He pointed out that property owners in the immediate area of the University have met and are receptive to the "U" District. He said they would plan to work with the neighborhood as their plan is developed and implemented and would hope to have their approval before requesting a special permit under the proposed ordinance.

WALDO WETMORE, 5125 East 10th Street, asked just what areas would be considered for this district - what is considered the perimeter area or affected area - is it one block, two blocks, or just what. He referred to the several schools of nursing in the City and felt they definitely could be considered institutions of learning and come within this district if requested (assuming all criteria could be met).

KAMEN said that as far as perimeter and how far it would apply from any institution of learning, it would depend on action of the Planning Commission and City Commission at the time a request for the zoning district was made. He stated that the overlapping use would be close to an institution of learning and he did not envision "hedge hopping" around town. As for a nursing school, KAMEN agreed that if they met the criteria the "U" district could be applied, or they would still be permitted in the "B" Multiple Family or the "BB" Office District.

HILL said it was his understanding that at this meeting consideration is only for establishing the "U" District in the text of the zoning ordinance, and that at such time as it is determined just where this classification will be assigned, notice would be given and at that time the public would be heard as to the location of the district.

WETMORE pointed out that it is within the right of any government institution to acquire property by eminent domain if they so choose.

LAKIN agreed that any governmental unit has that power and that public schools can be located anyplace regardless of the zoning.

In response to further questions and discussion, it was pointed out by LAKIN that it is proposed that the main campus of any institution of learning, or property nearby owned by the institution, be designated the "U" District alone, but that other areas nearby could be overlaid with the "U" District "piggy back" in addition to an existing residential district. This, however, could only be done after initiation of such a request for special permit under the "U" overlay, notification to adjacent property owners, public hearing before the Planning Commission, and then final determination by the City Commission, which body could establish certain conditions for a special use request as submitted earlier in the meeting, to provide protection for adjacent residential areas.

LAKIN pointed out that with respect to Wichita State University, there have been discussions over the years of having this combined district as far away from the University as 13th Street, but such will later be a matter of policy for the Planning Commission and City Commission. He felt that the Planning Commission and City Commission would be guided by the University plan which has been developed in large part with concurrence of the neighborhood. He stated that much of the Fairmount area has vacant lots which might be adaptable to a university overlay district while other neighborhoods, even though very close, may not lend themselves to such uses.

LAKIN felt that rather than for a residential area to be faced with a "B" Multiple Family zoning, for instance, which allows high density, medical offices, etc., and with no restrictions, the change proposed of an overlay district, would narrow the use down to a specific activity (other than what would be permitted in the base residential district), and with the authority to establish conditions, would protect the adjacent areas.

When WETMORE questioned the affect of this regulation on any future requests for light commercial zoning, LAKIN stated that any such request would be considered as presently processed, and that as for the probability of succeeding in getting light commercial, the present City Commission has expressed opposition to strip zoning Hillside, 17th and 13th. He felt that the adoption or failure of the subject ordinance would not have much bearing on whether or not light commercial could be obtained.

In further explanation, LAKIN said the proposal is to allow an additional specified use (as designated in the "U" District) over and above what is now permitted in a residential zoning district, and such would not change the uses permitted in the base residential district.

LAKIN stated that the owner of property can ask for the "U" District as an overlay on his property, and that the "U" District alone is only intended for the main campus of an institution, and

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the combined district to be permitted in areas abutting or nearby.

DR. PLATT pointed out that the language used is "contiguous and adjacent to" and it would be a decision of the Planning and City Commissions to decide whether a specific area qualifies in this respect.

GENEVIEVE WETMORE, agent for a property owner on Hillside (1507 North Hillside), said that in the past when light commercial zoning has been requested, it has been denied because Wichita State University was opposed, feeling that they would want the property for a University oriented use at some time in the future. She asked if the proposed district would restrict the chance of obtaining light commercial as in the past.

HILL said in any application for rezoning, the proponent and any opponents are entitled to express their opinions, and he would make his decision after hearing all discussion and considering the integrity of the specific community.

ARNHOLZ commented that Wichita State University is a large entity of the City and it was his opinion that if it appeared the University might need a specific property or wants it, it would be the judgment of the Planning Commission and City Commission as to any rezoning, and that zoning should stand on its own merit and not necessarily what is proposed for development.

COLLEEN JOHNSTON, 4710 East 26th Street North, representing the Northeast Property Owners Association, spoke in opposition to the proposal. She felt that in the last ten years there has been a conspiracy against retaining areas of exclusive single-family dwellings. She said there was not particular objection to sororities (planned for the north side of 21st Street across from the campus), but she felt the University or any institution of learning should abide by the same zoning requirements as other property owners, and that rather than having to obtain a special permit for a sorority house, the zoning as presently required for such use should be requested. Although it had been stated previously in the meeting that uses to be permitted were very restrictive, JOHNSTON felt it was quite a lengthy list. She voiced opposition also to the use of the University parking lot for sports car and motorcycle activities as it is a very noisy activity and it was her opinion not a university oriented activity.

JOHNSTON referred to the quarter section of land to the east of the main campus which is vacant (golf course) and that apparently every parcel of the campus is parceled off for various activity. She did not feel that was sufficient reason to allow the University to go outside its area until the vacant area is used.

ARNHOLZ brought up the lack of parking facilities and challenged the statement that the University has not used up their main

campus area. JOHNSTON felt that to restrict the number of students driving to the University would control the lack of parking facilities.

JOHNSTON said there are a fairly large group of people in the Northeast Heights Association who oppose the overlay, many of whom work or teach at the University, and she did not understand why more were not present at this time. She also stated that they were told by Dr. Platt that the application of the overlay zoning would explicitly relate to contiguous property - that the property would have to abut at some point to the main campus, yet according to discussion at this meeting, that will not be the case. She said it bothered her because the University owns other parcels of land scattered through the area, and if an overlay zoning is permitted under the regulations proposed, then it is different than having to abut the campus.

HILL said he considered the "U" District as being more restrictive in the area and would better protect the surrounding area to prevent deterioration. He stated that the University has opposed strip zoning on 17th and spoken against rezoning on Hillside, and in general has helped protect the integrity of the area. JOHNSTON said she could appreciate the interest of the University in the area, but hoped they would be required to pursue their own activities within the present zoning ordinance.

HILL explained further that if the sororities are permitted without the "U" overlay district, then if they abandon the location or relocate, the area could then be used for any use permitted in the "B" district which is required for sororities under the present ordinance. Whereas, with the "U" overlay on a "AA" district, any future use would be limited to "AA" or require another special permit.

RISING commented that the example just cited illustrates just what the Commission has been attempting to provide - permit sororities, but still maintain the basic residential district which would be much more restrictive.

JOHNSTON said that just to the east of the sorority location is another vacant property which is for sale and it was her understanding there is the possibility of it being acquired for a fraternity house, which would indicate again that uses to be permitted under the "U" District need not be contiguous to the main campus.

LAKIN said the wording "adjacent or contiguous" allows more latitude in its application by the Planning Commission or City Commission, but if desired "adjacent" could be eliminated.

DR. PLATT pointed out that by the use of the word "contiguous" it was not meant to set what the limit might be, but that such

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would have to be discussed and decided as it related to any request for such special permit.

LAKIN said that he would consult with the Legal Department if the Commission desired, as "contiguous" has a legal meaning separate and distinct from "adjacent" according to legal proceedings. Hill agreed that the Supreme Court of Kansas has defined the difference between the two words.

The meaning of the two words, according to a dictionary provided at the meeting, in general, indicated that contiguous was "along side" and adjacent was "in the immediate vicinity."

DR. PLATT said it was hoped there would be some flexibility in the determination of sites eligible for the overlay district.

ARNHOLZ felt that Mrs. Johnston still did not have a clear understanding of what is being proposed. He pointed out that the University or any institution of learning could operate under the present regulations, and if multiple family zoning is granted for the sorority houses, at some future date, the property might be sold, in which case any use permitted in the "B" zoning could be allowed, while by the "U" overlay, its use would be restricted to sororities, or those uses permitted in the underlying residential zoning.

JOHNSTON said she did not have property bordering the proposed sorority house location, but if she did, she would be opposed to such a use in a residential area. JOHNSTON said she was opposed to the new district because of other properties which the University owns within her residential area and the fact that it would allow the University to put in pretty much what they want.

BRADFORD REEVES, 8 Crestview Lakes, spoke in opposition. He felt any special permit issued should be only with approval of a neighborhood, pointing out that there is considerable difference between a single-family neighborhood and single-family neighborhood with a "U" overlay.

REEVES was also concerned for the fact that, while vacant properties would be the first priority for acquisition by the University, there would be a change in the neighborhood by the acquisition by the University of properties now occupied as single-family residences, and would mean the gradual loss of residents in the area.

As a last point, REEVES suggested the sorority use be granted a variance rather than establishing this new district for a special permit.

HILL pointed out that there is no possible way for the Board of Zoning appeals to grant a use variance for a sorority. Further,

Hill stated, before any special permit is issued for any use, it must be considered by the Planning Commission after notification to property owners and public hearing, and by the Governing Body, which body can establish conditions to any approval in order to protect adjacent areas. As an example, if there was concern for traffic hazards from sorority use of a site, then adjacent owners could ask the governing body for fencing or appropriate parking restrictions, etc., which Hill felt is one phase of the proposal which would be helpful to a neighborhood. Under a strictly "B" Multiple family zoning (required for sororities), such conditions could not be established.

ARNHOLZ suggested that any family buying a home should be aware of traffic and usual activities of a university prior to purchase. REEVES said he was aware of possibly undesirable situations and for that reason had purchased his home four houses north of 21st Street.

CURTIS TERFLINGER, property owner in the area north of 21st Street, was in favor of the proposal. He pointed out that much of the difficulty in the University area is not with the University itself, in fact, the sorority will be a private development, the Board of Trustees having acted only as an intermediary in the purchase of the site. He pointed out, however, that one of the problems over the years has been related to a number of private proposals for land use, and any number of such proposals have been more or less controlled by people in the Northeast Heights Association. One, for instance, was the location of the University Bank, and there have been other private interests in the use of property near the University because of the particular advantage of such a location for business or multiple family dwelling units. For that reason, he said they do not look at the problem as being solely the University's, but rather, dealing with the multitude of problems that come to the area and which cause the University to constantly have to oppose various kinds of development that show substantial possibility for blight.

The overlay zoning proposed, would provide some opportunity to control development in the University area which is not possible under the present zoning laws.

TERFLINGER said one of the problems in any rezoning is that there is no assurance that a particular project will materialize as submitted to the Commission at the time of rezoning, and once zoning is granted, any use permitted in that particular district is permitted. With respect to the sorority proposal, and the application of the proposed new "U" district, rather substantial protection factors could be established as conditions to any approval, which are not possible under the present district permitting sororities.

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TERFLINGER suggested that rather than subsection 2.a. "fraternities and sororities" the Commission might ultimately apply 2.c, which among other things, permits "meeting rooms". He felt this could be delineated in such a way that it would not set a precedent for sororities or fraternities. It seemed to Terflinger this has a potential for avoiding opening up at some future time some use that would cause concern. Under what is proposed at this time, the neighborhood would have a chance for input as to whether or not a particular use was desirable. A neighborhood might argue against a research laboratory, which would be taken into account by the City Commission in making its decision. He viewed the proposal as a favorable step for the residential areas rather than unfavorable, and it does not deprive anyone of the right to provide input, but does establish some planning concept related to the area around the University.

TERFLINGER commented that it appears the neighborhood is apprehensive about not only the University's extension of its own operations, but the operation of other private uses which are collateral to the University. He felt the overlap zoning as proposed would result in an extremely positive planning concept.

MILO WRIGHT, 2200 North Roosevelt, said he was neither pro or con on the proposal, but did have several questions related to it.

In response to such questions, HILL pointed out that if the University wanted to use an area which came under the general "U" regulations and it was owned by the University, it would be zoned the "U" University District. LAKIN explained further that this hearing is not for the establishment of zoning, but only for consideration of an amendment to the ordinance which would permit such establishment if the amendment is adopted. He said that rezoning doesn't automatically happen, and if the "U" District is established, the owner of the land, the Planning Commission or the City Commission would have to initiate such a request, notices would be mailed and a public hearing held by the Planning Commission, with final determination made by the City Commission. As for the sorority site, he did not envision the "U" District alone being established, and for the protection of the neighborhood, it should be the present "AA" zoning with an overlay of the "U" district.

DR. PLATT said the proposed sorority site on the north side of 21st Street is owned by the Board of Trustees, but will be traded to the sororities for their present site and that they would not ask for the "U" District alone, but would propose that it remain single-family with the overly designation ("AA"- "U").

WRIGHT asked what might cause the Planning or City Commissions to initiate a zone change. LAKIN answered that a neighborhood

organization could submit a development plan for the general area and ask the Planning Commission to initiate a change in the zoning to conform to the neighborhood plan. Also, in terms of adopting new zoning ordinance and maps for the City, the establishment of a zoning policy could initiate changes, and if done, it would be through the usual procedure of notification and a public hearing. It was pointed out again that the establishment of zoning was not being considered at this time for any area, but only the adoption of regulations which would permit such consideration.

DR. CLARK AHLBERG, 1820 North Hillside, President of Wichita State University, expressed appreciation to the Commission for the hearing. He said the "U" District concept arose in conjunction with the Planning Department staff and as a result of the efforts of the University to be a good neighbor. He said they realize that many of the faculty, staff and students live in the adjacent areas and desire to keep it a desirable place in which to live.

AHLBERG said the University has been faced with legitimate criticism from the Planning Commission and City Commission in the past when they have joined with neighborhood organizations to oppose certain zoning requests in the area. The present proposal is an effort to indicate to the public the uses which would be acceptable, so that a business man could know in advance what he could expect to do in the area without encountering opposition from the University.

As a point of information, DR. AHLBERG said the University owns no property north of 21st Street, with the exception of a gift property which was immediately placed on the market and which has not as yet been sold because a reasonable offer has not been received. He said there is no intention on the part of the University to purchase any property north of 21st Street between Hillside and Oliver. He said they did buy the sorority site with the full knowledge of the surrounding property owners and the Northeast Neighborhood organization, but that it will be traded to the sororities in exchange for the present sorority sites on the main campus. He stated that he understood fully the concerns of the neighborhood to preserve the single-family character of the area. It was his hope that if this proposal is approved that over the years it is a device whereby there can be proper development of the University, but without damage to the residential neighborhood.

EUGENIE PEREL, 4400 East 25th Street, pointed out that the original concept of the overlay district extended to 25th Street North. She said her husband is employed at the University as Chairman of the Mathematics Department, and that many people at the University are opposed to sororities and the overlay proposed on 21st Street, but hesitate to speak out in opposition because of their association with the University. She stated that one thing that is feared is that if the overlay is assigned to a private home, and the owner sells, the University may acquire such property for

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expansion. She suggested that by doing this, eventually the University could accumulate a large contiguous and adjacent area and then can apply for the "U" District alone. PEREL said she was aware that the present University administration has stated they don't have such plans, but that doesn't speak for future administrations, and there is concern that once the "U" District is established along the north side of 21st Street, it can eventually lead to encroachment into the residential area.

One of the Commissioners pointed out that under the power of eminent domain the University could acquire whatever property it desired for expansion. ARNHOLZ felt the present proposal is an effort to work with the neighborhood.

HILL said it is as Dr. Ahlberg stated. Several years ago the University did play "dog in the manger" with respect to applications for rezoning in the area, and spoke in opposition, and in an effort to determine just what they would agree to, the Planning Commission and its staff and the University administrators held meetings and a study was prepared, and the "U" District concept is the outcome of such study. HILL felt the proposal as submitted and amended at this meeting would protect the integrity of the neighborhood.

**MOTION:** That the Planning Commission recommend to the City Commission the adoption of the proposed ordinance to establish the "U" District to the zoning ordinance, with the amendments as suggested at the beginning of this meeting. Hill moved and Arnholz seconded.

GRAGERT referred to a school of nursing and asked if this would prevent such a use in an area where it is otherwise not permitted.

LAKIN explained that hospitals per se are not permitted under this proposal as an institution of learning because that is not the main thrust of the use, and the school of nursing is an accessory use to the principal use. He anticipated that any new hospital would be required to locate in a "BB" District by the Central Inspection Division. HILL said the Wichita State University offers a degree in nursing and if they wanted to make application to set up a school of nursing within their curriculum on property they own, that is proper.

VOTE ON MOTION: Carried unanimously. (Gardenhire, Blakey, Hennessy and Taylor absent.)

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Meeting adjourned at 10:00 p.m.

Robert A. Lakin  
Secretary

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State of Kansas)  
Sedgwick County)      SS

I, Robert A. Lakin, Secretary of the Wichita-Sedgwick County Metropolitan Area Planning Commission, do hereby certify that the foregoing copy of the minutes of the special meeting of the Wichita-Sedgwick County Metropolitan Area Planning Commission, held at 7:30 p.m. on October 10, 1974, is a true and correct copy of the minutes officially approved by such Commission.

Given under my hand and official seal this \_\_\_\_ day of \_\_\_\_\_, 1974.

\_\_\_\_\_  
Robert A. Lakin, Secretary  
Wichita-Sedgwick County Metro-  
politan Area Planning Commission

(SEAL)

WICHITA-SEDGWICK COUNTY

DATE

**METROPOLITAN AREA PLANNING DEPARTMENT**

September 5, 1974

TO Wichita-Sedgwick County Metropolitan  
Area Planning Commission

FROM Jack H. Galbraith, Chief Planner *JHG*

SUBJECT DR 74-23 - Proposed Amendments to the  
City Zoning Ordinance Re: Establishment  
of a "U" University District

The attached proposed amendment to the City zoning ordinance has been advertised for public hearing at the September 12, 1974 Planning Commission meeting. This amendment was prepared at your request at your meeting of August 8, 1974.

It is proposed that the "U" University District will be used for the development of a university, college or seminary for educational and related purposes and shall be applied to the main campus owned or leased by the university, college or seminary. This district may also be applied to adjacent or contiguous residentially zoned properties as a combination district when it has been determined by the Planning Commission and the Board of City Commissioners that such area is appropriate for expansion by the university, college or seminary and related uses. When such combination district is established, the uses of the residential district shall be a use by right and the uses permitted by the "U" University District shall be permitted by special permit, subject to approval by the Board of City Commissioners upon recommendation by the Planning Commission.

The staff has discussed the proposed district with representatives of Wichita State University, Friends University and Kansas Newman College, and all have indicated general support of the proposed change. Should the Commission recommend the approval of the amendment, it is suggested that consideration be given to the mapping of the district at the time the new zoning ordinance is adopted and mapped and that, should any institution be desirous of proceeding with rezoning at this time, the regular procedure be followed for filing a zone change request.

JHG:ber  
Attachment



# WSU seeks zoning sway in NE Wichita

By BARRY PARIS, Sun staff writer

Wichita State University moved closer toward extending its domain in northeast Wichita last week as the Metropolitan Area Planning Commission (MAPC) approved an ordinance change, recommending a "university" zoning classification for an unspecified area north of 21st.

The "U" designation, approved unanimously by the MAPC board Thursday, would—if approved by the Wichita City Commission Nov. 5—give WSU an "overlay" zoning situation, allowing both university-related organizations and residential users to exist in the area together—however uneasily.

"I look at the university as any big corporation," said Roma Allegrucci, president of the Northeast Heights Residents Association. "I'm really afraid of the expansion, and I think they've got plenty of land in other places."

The WSU golf course (formerly Crestview Country Club) is the most obvious such land tract, northeast residents say.

"The original purpose of purchasing the golf course," said Mrs. Allegrucci, "was so the university could expand. But they're just a business like anybody else. That's what people forget. Now it (the golf course) is making money for them, so they're not going to use it for its original purpose."

Indeed, WSU's long-range plans through 1980 do not look to the golf course as an area in which to expand, despite increasing criticism that the golf course is an elitist luxury which

See ZONING, B6, Col. 1

B6 THE WICHITA SUN, WEDNESDAY, OCTOBER 16, 1974

## ZONING/WSU expanding domain

ZONING, from Page B1

doesn't benefit WSU students or education in general.

WSU planning director George Platt says there are reasons for this.

"The university *per se* doesn't own the golf course," he said. "It's owned by the public building commission, which purchased it from Crestview, and we're buying it piece by piece as we acquire revenue from the golf course."

Platt says the university wants that property as part of a "land bank" for the future and as a preserved urban "green area."

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Something less than 50 per cent of that golf course has been purchased to date, he indicated. Asked if the golf course would be used for other purposes in the future, Platt replied, "Who knows?"

The WSU overlay as yet does not have any specific geographical delineations—a fact which disturbs many residents of the area. The boundaries can't be drawn until the overlay is approved by the city commission.

The only specific university-related proposal for the land north of 21st is relocation of WSU's sorority houses from the main campus to the six-acre Schreck property (located north of 21st between Roosevelt and Bluff), recently purchased by the WSU trustees. Platt says this plan is a good example of how the "U" district beneficial to the community.

"We begin by recognizing that the university has an impact on neighborhoods," he said. "This presents some unusual circumstances—students, football games, concerts for instance—and we realize we create problems for neighborhoods that have to deal with."

The "university district" concept, he says, is a special way to deal with the problem: It helps maintain the residential character of the area (north side of 21st) by the fact that it's placed "on top of the existing zoning." This, according to WSU, allows university-related projects to

who knows about the future? I don't want to live next door to parking lots and classrooms."

Dr. Bradford Reeves, a physician who is president of the nearby Crestview Lakes Association, is another Northeast Heights resident opposed to WSU's overlay plan.

"I think it poses a future problem," he said. "Their definition is so extensive that one wonders what all they plan to put in the residential districts."

"For instance, we know about the sorority houses. But their definition would also include lecture halls, faculty residences, fraternities and parking lots. They could build more buildings on the main campus and put the parking lots on the north side of 21st Street. This is a very broad, sweeping zoning request, and they're obviously in a stronger financial position than the individual consumers in this area. I would have hoped they'd develop the land on the golf course before they deprive residential areas."

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WSU's overlay plan, curiously, is being greeted in the main by apathy in the northeast area. Mrs. Allegrucci and a handful of others are keeping an eye on the situation, and Dr. Reeves reported that all the Crestview Lakes residents responding to a letter from him expressed opposition to the plan.

But for the most part, spokespersons say, people in the Northeast Heights area either aren't interested or feel impatient. Less than half a dozen residents showed up at the MAPC's Thursday meeting.

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Not all residents are critical, of course. Curtis Terflinger, who lives adjacent to the proposed sorority development and who's been a member of the Northeast Heights neighborhood group ever since it was founded, supports the university's overlay plan.

"Some people see the University District as a way for the university to expand itself into the adjacent neighborhood," he said. "But that's really not what's involved at all. It's basically a planning concept for the protection of both the neighborhood and the university."

There are "pockets and strips of instability" around WSU, said Terflinger, and various private interests are continually "seeking to take advantage of these locations for commercial or other purposes." He described residents as "constantly under the gun of potential developers."

"What the 'U' district overlay would do," he continued, "is to establish some planning guidelines as to what kinds of developments would be considered generally appropriate in the area of the university."

Terflinger also supported Platt's statement that the "U" district has residential safeguards which don't exist under the present zoning.

"In the first place," he contended,

"the underlying residential zoning remains intact. Secondly, a use other than the permitted use must fall within the 'university-related' concept. And thirdly, a 'university-related' use such as a sorority would be permitted only upon the granting of a special permit approved by the MAPC and the city commission."

Terflinger added his belief that the "U" district concept at WSU is actually more applicable to areas south and west of WSU where "the more aggravated problems" exist. He said the issue is not the university *per se* wanting more space, but, rather, university-related (but private) organizations such as fraternities and sororities. He cited the Institute of Logopedics as an example of a group which might hypothetically want to move closer to WSU someday.

The proposal, in any event, is a complicated one, understood by few residents and ignored by most. Proponents say it is necessary and vital for future university-community growth. They say the "U" district will protect the integrity of the residential area from commercial predators.

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All are agreed that the ball will next be in play Nov. 5—in the city commission's court.

## MAPC Approves University Zoning

The Metropolitan Area Planning Commission (MAPC) Thursday approved a city ordinance change recommending a University or "U" zoning classification.

The ordinance section, approved unanimously by the commission at a public hearing, will be sent to the city commission for consideration at its Nov. 5 meeting.

The "U" designation would be used by universities, colleges, seminaries or other institutions of learning.

A section of the ordinance would allow zoning "overlay" combining the university designation with residential designation in some cases.

One advantage to the proposal, commissioners pointed out, is that institutions may go off their main campuses to establish facilities under the "U-overlay" zoning.

Under existing zoning laws, the facility to be operated would have to apply for a zoning change or a variance to allow its operation in a residential area.

Once the zoning change was made, it would remain in effect even if the university gave up the facility to another institution or business.

The proposed ordinance specifies that the property would become residential again once the university gave it up.

In addition, a special permit is required under the new proposal for most uses off the institution's main campus.

A new permit must be approved and issued each time the use is changed.

The overlay zoning would apply to adjacent residential property if the city commission and the planning commission approve such a designation.

Most areas of the main campus of institutions would not require special permits.

But the use of property in the outlay area would require the permits, approved by the city commission after recommendation by the planning commission.

The ordinance would

provide the city commission with the authority to protect the surrounding residential area by requiring fences or screening, or by limiting density or noise. Hours of operation also can be restricted.

The ordinance proposal grew in part out of a plan by Wichita State University to sell property on the north side of 21st Street, owned by the school's board of trustees, to sororities.

Speaking in favor of the proposal, WSU President Clark Ahlberg and director of planning George Platt claimed that in such a transaction, the new proposal would protect the neighborhood by limiting future use of the property.

### New Hearings Policy Requested by MAPC

The Metropolitan Area Planning Commission (MAPC) Thursday recommended that the Wichita City Commission amend its policy of referring cases for re-hearing.

Concerned about the number of hearings that were being sent back to MAPC because of allegations of unfair hearings, the planning commissioners wanted to know what constituted an unfair hearing.

In submitting recommendations to the city commission, MAPC asked that the charges of unfair hearings be specified and

statements of new evidence be described.

The planning commission also adopted the Tri-County Airport System Plan which will be coordinated into a comprehensive plan for Sedgwick, Butler and Harvey counties.

The plan calls for the upgrading of public airports in Butler and Harvey counties. In addition to the upgrading of Wichita Mid-Continent Airport, the plan also recommends three new airports in Sedgwick County by 1990.

In other action, the MAPC set its policy for 21st Street between Arkansas and Amidon that no new light commercial zoning be granted.

October 11, 1974

Dr. Clark D. Ahlberg  
President  
Wichita State University  
Wichita, Kansas 67208

Re: DR 74-23 - Proposed Estab-  
lishment of "U" University  
Zoning District

Dear Dr. Ahlberg:

This is to advise you, and those receiving copies of this letter, that the Planning Commission, at a special meeting the evening of October 10, 1974, considered the proposed establishment of a "U" University District in the zoning ordinance of the City of Wichita.

After considerable discussion, the action of the Commission was to recommend the adoption of an ordinance as revised on October 3, 1974, with several minor deletions and additions, the most significant of which sets out that the governing body could establish individual conditions on uses requested as a special permit. That addition, which was added as A.2. reads as follows:

The governing body may establish such conditions as deemed appropriate to protect the residential area in which located. These may include fencing and screening, limitations on density, hours of operation, noise standards as set forth in 28.04.020, sign design and location, and other similar restrictions.

This ordinance, as amended, will be forwarded to the Board of City Commissioners for consideration at their meeting on November 5, 1974, the meeting to be held in Room 201 City Building, 204 South Main, beginning at 9:00 a.m.

Page 2 - Dr. Clark D. Ahlberg  
October 11, 1974

Although there were many questions raised and answered at the meeting, should you or others have additional questions, please call our office and we will try to answer them prior to consideration of this matter by the City Commission.

Sincerely,

Jack H. Galbraith  
Chief Planner

JHG:ber

cc: Dr. George Platt, Director of Planning  
Wichita State University 67208  
Mr. and Mrs. Waldo Wetmore, 5125 East 10th Street 67208  
Ms. Colleen Johnston, 4710 East 26th Street North 67220  
Bradford Reeves, 8 Crestview Lakes 67220  
Curtis Terflinger, 2250 North Roosevelt 67220  
Milo Wright, 2200 North Roosevelt 67220  
Ms. Eugenie Perel, 4400 East 25th Street North 67220  
James P. Erickson, 1590 North Roosevelt 67208  
Harold Cope, President, Friends University, 2100 University 67213  
Rev. Roman S. Galiardi, President, Kansas Newman College,  
3100 McCormick Street 67213  
Kenneth Frahm, Business Manager, Kansas Newman College,  
3100 McCormick Street 67213  
Claude VanDoren, Architect, 260 North Rock Road 67206

ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE RELATED TO ZONING; REGULATING AND RESTRICTING THE LOCATION, CONSTRUCTION AND USE OF BUILDINGS, STRUCTURES AND LAND WITHIN THE CITY OF WICHITA, KANSAS; ESTABLISHING SECTION 28.04.136 AS THE "U" UNIVERSITY DISTRICT FOR THE DEVELOPMENT OF A UNIVERSITY, COLLEGE, OR SEMINARY, FOR EDUCATIONAL AND RELATED PURPOSES; AMENDING SECTIONS 28.04.030, AND 28.04.210 OF THE CODE OF THE CITY OF WICHITA, KANSAS.

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

SECTION I. That Section 28.04.030 be amended as follows:

Following the "G" Mobile Home Classification or District add: "U" University District.

SECTION II. That the following zoning district be inserted into the ordinance as Section 28.04.136:

28.04.136 - "U" - University District. The University District may be mapped as a separate zoning district or as a combined district with any one of the residential districts. This district shall not be combined with an office, commercial, or industrial district. The "U" University District may be used for the development of a university, college, ~~or seminary or other institutions of learning~~ for educational and related purposes and shall be applied to the main campus owned or leased by the university, college or seminary. This district may also be applied to adjacent or contiguous residentially zoned properties as a combination district when it has been determined by the Planning Commission and the Board of City Commissioners that the area is logical for development of: (1) expansion of the university, college or seminary; (2) ~~related-uses-such-as-dormitories, fraternities, and sororities and related uses;~~ (3) offices, meeting rooms, laboratories and other facilities for educational, fraternal, professional, religious and research organizations and institutions with a demonstrated relationship to the university, college or seminary; and (4) libraries, art galleries, museums, and other non-profit cultural facilities that would provide a public benefit by such locations. When such combination district is established, the uses of the residential district shall be a use by right and the uses permitted by the "U" University District shall be permitted by special permit subject to the approval by the Board of City Commissioners, upon recommendation by the Planning Commission and only after notice to property owners ~~located within two hundred feet of the property proposed for the special permit, in the same manner as for a change in the zoning district map.~~

A. USE REGULATIONS. ~~Permitted-uses-shall-include-only the-following:~~

1. ~~Universities, colleges or seminaries, including their buildings owned or leased for administrative and faculty offices, classrooms, laboratories, chapels, auditoriums, lecture halls, libraries, student, faculty and alumni centers, athletic facilities and dormitories, and student and faculty housing. These uses shall not be construed to permit commercial, trade or business schools that are first permitted in the "LC" District.~~

Uses permitted without a special permit shall include universities, colleges or seminaries and other institutions of learning, including their buildings owned or leased for administrative and faculty offices, classrooms, laboratories, chapels, auditoriums, lecture halls, libraries, student, faculty and alumni centers, athletic facilities and dormitories, and student and faculty housing, provided, however the main learning activities are housed within the above facilities. Permitted outside activities shall include marching, drill, band, athletics, campus celebrations and displays, graduations, scientific research, music and drama presentations, off-street parking and similar functions. Excluded are those primary uses which are conducted outside a structure or have major outside storage of materials used in the instructional process, including the teaching of repair, maintenance or driving of heavy equipment or trucks, the teaching of body or fender work; metal forming or such other trade that involves basically physical or manual skills; flying instruction; weapon instruction; fire fighting instruction and other similar uses.

2. When the "U" District is combined with a residential District, the following uses may be permitted as a special permit by the governing body after having received a recommendation from the Planning Commission and after notice is given as provided by law for amending the zoning ordinance district map. *The governing body may establish such criteria as deemed appropriate.*
- a. Fraternities and sororities.
  3. Libraries, art galleries, museums and other non profit cultural facilities.
  4. Offices, meeting rooms, laboratories and other facilities for educational, fraternal, professional, religious and research organizations and institutions having a demonstrated relationship to the university, college or seminary.
  5. Parking lots for passenger automobiles accessory to uses permitted in the University District.
  6. Accessory structures and uses when such are located on the same lot and are traditionally and customarily incidental to any of the permitted uses in this zoning district.

B. AREA AND HEIGHT REGULATIONS

1. Minimum lot areas:
  - a. Universities, colleges or seminaries: 5 acres
  - b. All uses permitted by special permits: 15,000 square feet.
2. Minimum lot width:
  - a. Universities, colleges or seminaries: No minimum requirement.
  - b. All uses permitted by special permits: 100 feet.

*X to protect the residential areas in which located. These may include fencing, screening, limitations on intensity, hours of operation, and noise standards as set forth in 28.04.020, sign design & location and other similar restrictions.*

3. Maximum building height:

- a. Universities, colleges or seminaries:  
No maximum requirement
- b. All uses permitted by special permits: No building shall exceed the height permitted by the district with which the University District is combined.

C. BULK REGULATIONS

1. When the University District is applied as a separate zoning district, then the following bulk regulations shall apply.
  - a. Maximum lot coverage: 30%
  - b. Maximum floor area ratio: 0.50.
  - c. Minimum setback: 20 feet from each public street and from each lot line that adjoins property located in any residential zoning district.
2. When the University District is combined with any other district, the regulations of the residential district shall apply to all uses not requiring a special permit. Uses permitted by special permit shall comply with the area and height regulations as stated above and any other conditions the Planning Commission and Board of City Commissioners deem necessary to protect adjacent properties.

SECTION III. That Section 28.04.210.3.2 be amended as follows:

Following "R-6" - General Residence District - \$140 - add:

"U" - University District, including requests  
for special permits \$140

SECTION IV. This Ordinance shall take effect on its passage and publication once in the official City paper.

PASSED AND ADOPTED at Wichita, Kansas, this \_\_\_\_\_  
day of \_\_\_\_\_, 1974.

\_\_\_\_\_  
Garry L. Porter, Mayor

ATTEST:

\_\_\_\_\_  
Ralph C. Eberly  
City Clerk

(SEAL)

University District - Fairmont Assoc. 10-7  
I. R. R. - add auth to establish evening, hours of operation.  
for 28-2-  
Performance. Studs.

WICHITA-SEDGWICK COUNTY

DATE

METROPOLITAN AREA PLANNING DEPARTMENT

October 3, 1974

TO Wichita-Sedgwick County Metropolitan  
Area Planning Commission

FROM Robert A. Lakin, Director of Planning

SUBJECT DR 74-23 - Proposed Amendments to the  
City Zoning Ordinance Re: Establish-  
ment of a "U" University District

The MAPC has continued its public hearing on the above subject to 7:30 p.m., October 10, 1974. In the interim, we have, to the greatest degree possible, notified all interested parties. This includes all schools listed in the telephone directory, except pre-school; all PTA's at junior high and elementary levels around Kansas Newman College, Friends University and Wichita State University; the known neighborhood organizations in the same areas, Model Cities and Community Action Agencies. It should be noted that any actual change to the maps, as opposed to providing authorizing language in the text, will require mailed notices to adjoining property owners just as in zoning map changes.

Attached is a proposal for altering certain language intended to clarify the intended and authorized main uses and specifying the characteristics and naming examples of educational uses not to be permitted. The basic distinction is inside classroom setting as opposed to heavy equipment - outside training. The language further clarifies where special permits are required as distinguished from the main permitted uses.

If there are additional thoughts you might have on the language after reading it, please call and let me know, so I can have the matter researched by the night of the meeting.

Recommended Action: Approve the proposed change to the zoning ordinance as amended (or with such other amendments as the Commission deems appropriate).

RAI:ber

Attachment

October 3, 1974

Wichita-Sedgwick County Metropolitan  
Area Planning Commission  
Robert A. Lakin, Director of Planning

DR 74-23 - Proposed Amendments to the  
City Zoning Ordinance Re: Establish-  
ment of a "U" University District

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Attached is a proposal for altering certain language intended to clarify the intended and authorized main uses and specifying the characteristics and naming examples of educational uses not to be permitted. The basic distinction is inside classroom setting as opposed to heavy equipment - outside training. The language further clarifies where special permits are required as distinguished from the main permitted uses.

If there are additional thoughts you might have on the language after reading it, please call and let me know, so I can have the matter researched by the night of the meeting.

**Recommended Action:** Approve the proposed change to the zoning ordinance as amended (or with such other amendments as the Commission deems appropriate).

RAL:ber

Attachment

October 2, 1974

Mr. James P. Erickson  
1590 North Roosevelt  
Wichita, Kansas 67208

Dear Mr. Erickson:

Thank you for your kind invitation to meet with the Fairmount Neighborhood Association. I will be happy to attend your meeting and answer such questions as we can, or in the event that it is not possible for me to be there, Mr. Jack Galbraith of my staff will represent me. Mr. Harlan Kamen, Chairman of our Metropolitan Area Planning Commission, has advised me that he also intends to be present if at all possible.

I noticed that you were at the last Planning Commission meeting when this item came up, and you are aware, of course, that it was deferred so that certain questions as to the language of the proposed amendment could be re-examined and to provide notices to as many interested parties as we could contact. We will have available by Monday evening some recommended alternate language on the proposal and would appreciate the opportunity to present that revised language to your Association.

If there is any additional information you might need prior to that meeting, please feel free to contact either myself or Mr. Galbraith.

Sincerely,

Robert A. Lakin  
Director of Planning

RAL:ber

cc: Harlan Kamen, Chairman, MAPC  
P. O. Box 485 67201

*cc: Geo Platt*

1590 North Roosevelt  
Wichita, Kansas 67208

September 30, 1974

Mr. Robert A. Lakin  
Director of Planning  
Metropolitan Area Planning Dept.  
402 City Building Annex  
104 South Main  
Wichita, Kansas 67202

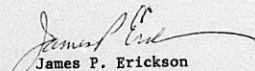
Dear Mr. Lakin:

The Fairmount Neighborhood Association will have a public meeting to discuss the proposed University District Amendment to the city zoning ordinance at 7:30 p.m., Monday, October 7, at the First Unitarian Church, 1501 Fairmount, and we are hoping that the Metropolitan Area Planning Commission will be represented.

Jim Erickson, WSU Professor representing the Fairmount Neighborhood Association, will lead the questioning session with George Platt, WSU's Director of Planning; we hope to raise all the questions, reasonable and otherwise, that the proposed amendment might raise in the minds of the neighborhood.

We would be delighted to have members of the MAPC share the podium, but even if you don't care to do that, we hope you can be in the audience.

Sincerely,

  
James P. Erickson

JPE:pb

cc: Planning Commissioners



COPY



WICHITA STATE UNIVERSITY  
WICHITA, KANSAS 67208

September 27, 1974

OFFICE OF THE PRESIDENT

Mr. Al Hennessy  
501 North Broadmoor  
Wichita, KS 67206

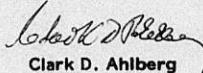
Dear Mr. Hennessy:

I have intended to write since the meeting of the Metropolitan Area Planning Commission where certain provisions of the proposed University District were discussed. The proposed ordinance drafted by the Metropolitan Area Planning Department has the support of Wichita State University. The provision to which you object was not included at our request or suggestion, nor is it a matter of concern to Wichita State University.

We have been working with the Metropolitan Area Planning Department and, informally, with the members of the Planning Commission, and the Wichita City Commission to develop a University land-use plan, which would meet our responsibility to the citizens who live in this area and to the community at large. In developing this plan, we have worked with the members of the Fairmount Neighborhood Association and the members of the Northeast Heights Residents Association. They are well acquainted with our plan and also with the concept of University District as proposed by the pending ordinance. The idea of a University District has been formally endorsed by the Board of Directors of the Fairmount Association. Representatives for both groups were present at the meeting to join us in supporting the proposed ordinance, and they will again be present on the evening of October 10 for the Planning Commission meeting.

I hope this letter will clarify the University's interest in the proposed ordinance, but if questions still remain, I will be pleased to respond to your request. I hope we will have your support for the proposed ordinance at the coming meeting so that we can get on with the next phase of the University's development program.

Sincerely,

  
Clark D. Ahlberg

CDA: ms

cc: Members of the Metropolitan  
Area Planning Commission  
Mr. Robert A. Lakin

COPY FOR



ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE RELATED TO ZONING; REGULATING AND RESTRICTING THE LOCATION, CONSTRUCTION AND USE OF BUILDINGS, STRUCTURES AND LAND WITHIN THE CITY OF WICHITA, KANSAS; ESTABLISHING SECTION 28.04.136 AS THE "U" UNIVERSITY DISTRICT FOR THE DEVELOPMENT OF A UNIVERSITY, COLLEGE, OR SEMINARY, FOR EDUCATIONAL AND RELATED PURPOSES; AMENDING SECTIONS 28.04.030, AND 28.04.210 OF THE CODE OF THE CITY OF WICHITA, KANSAS.

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

SECTION I. That Section 28.04.030 be amended as follows:

Following the "G" Mobile home classification or district add:

"U" - University district

SECTION II: That the following zoning district be inserted into the ordinance as Section 28.04.136:

28.04.136 - "U" - university district. The university district may be mapped as a separate zoning district or as a combined district with any one of the residential districts. This district shall not be combined with an office, commercial, or industrial district. The "U" University district may be used for the development of a university, college, or seminary for educational and related purposes and shall be applied to the main campus owned or leased by the university, college or seminary. This district may also be applied to adjacent or contiguous residentially zoned properties as a combination district when it has been determined by the Planning Commission and the Board of City Commissioners that the area is logical for development of: (1) expansion of the university, college, or seminary; (2) related uses such as dormitories, fraternities and sororities; (3) offices, meeting rooms, laboratories and other facilities for educational, fraternal, professional, religious and research organizations and institutions with a demonstrated relationship to the university, college or

seminary; and (4) libraries, art galleries, museums and other non-profit cultural facilities that would provide a public benefit by such locations. When such combination district is established, the uses of the residential district shall be a use by right and the uses permitted by the "U" University district shall be permitted by special permit subject to the approval by the Board of City Commissioners upon recommendation by the Planning Commission and only after notice to property owners located within two hundred feet of the property proposed for the special permit.

A. USE REGULATIONS. Permitted uses shall include only the following:

1. Universities, colleges or seminaries, including their buildings owned or leased for administrative and faculty offices, classrooms, laboratories, chapels, auditoriums, lecture halls, libraries, student, faculty and alumni centers, athletic facilities and dormitories, and student and faculty housing. These uses shall not be construed to permit commercial, trade or business schools that are first permitted in the "LC" district.
2. Fraternities and sororities.
3. Libraries, art galleries, museums and other non-profit cultural facilities.
4. Offices, meeting rooms, laboratories and other facilities for educational, fraternal, professional, religious and research organizations and institutions having a demonstrated relationship to the university, college or seminary.
5. Parking lots for passenger automobiles accessory to uses permitted in the University district.
6. Accessory structures and uses when such are located on the same lot and are traditionally and customarily incidental to any of the permitted uses in this zoning district.

seminary; and (4) libraries, art galleries, museums and other non-profit cultural facilities that would provide a public benefit by such locations. When such combination district is established, the uses of the residential district shall be a use by right and the uses permitted by the "U" University District shall be permitted by special permit subject to the approval by the Board of City Commissioners upon recommendation by the Planning Commission and only after notice to property owners, in the same manner as for a change in the zoning district map.

A. USE REGULATIONS

1. Uses permitted without a special permit shall include universities, colleges or seminaries and other institutions of learning, including their buildings owned or leased for administrative and faculty offices, classrooms, laboratories, chapels, auditoriums, lecture halls, libraries, student, faculty and alumni centers, athletic facilities and dormitories, and student and faculty housing, provided, however, the main learning activities are housed within the above facilities. Permitted outside activities shall include marching, drill, band, athletics, campus celebration, graduations, faculty and student recitals and similar normal performed functions. Excluded are those primary uses which are conducted outside a structure or have major outside storage of materials used in the instructional process, such as the teaching of repair, maintenance or driving of heavy equipment or trucks, the teaching of body or fender work, metal forming or such other trade that involves basic physical or manual skills; flying instruction; weapon instruction; fire fighting instruction and other similar uses.
2. When the "U" District is combined with a residential district the following uses may be permitted as a special permit by the governing body after having received a recommendation from the Planning Commission and after notice is given as provided by law for amending the zoning ordinance district maps:
  - a) Fraternities and sororities.
  - b) Libraries, art galleries, museums and other non-profit cultural facilities.
  - c) Offices, meeting rooms, laboratories and other facilities for educational, fraternal, professional, religious and research organizations and institutions having a demonstrated relationship to the university, college or seminary.

- d) Parking lots for passenger automobiles accessory to uses permitted in the University District.
- e) Accessory structures and uses when such are located on the same lot and are traditionally and customarily incidental to any of the permitted uses in this zoning district.

B. AREA AND HEIGHT REGULATIONS.

1. Minimum lot areas:

- a. Universities, colleges or seminaries: 5 acres.
- b. All uses permitted by special permits: 15,000 square feet.

2. Minimum lot width:

- a. Universities, colleges or seminaries: No minimum requirement
- b. All uses permitted by special permits: 100 feet.

3. Maximum building height:

- a. Universities, colleges or seminaries: No maximum requirement
- b. All uses permitted by special permits: No building shall exceed the height permitted by the district with which the University district is combined.

C. BULK REGULATIONS.

1. When the University district is applied as a separate zoning district, then the following bulk regulations shall apply:

- a. Maximum lot coverage: 30%.
- b. Maximum floor area ratio: 0.50.
- c. Minimum setback: 20 feet from each public street and from each lot line that adjoins property located in any residential zoning district.

2. When the University district is combined with any other district, the regulations of the residential district shall apply to all uses not requiring a special permit. Uses permitted by special permit shall comply with the area and height regulations as stated above and any other conditions the Planning Commission and Board of City Commissioners deem necessary to protect adjacent properties.

SECTION III. That Section 28.04.210.3.2 be amended as follows:

Following "R-6" - General Dwelling District - \$140 - add:

"U" - University District, including requests for special permits \$140

SECTION IV. This Ordinance shall take effect on its passage and publication once in the official City paper.

PASSED AND ADOPTED at Wichita, Kansas, this \_\_\_\_\_ day of \_\_\_\_\_, 1974.

\_\_\_\_\_  
Garry L. Porter, Mayor

ATTEST:

\_\_\_\_\_  
Ralph C. Eberly, City Clerk

(SEAL)

DR 74-23 - 78 packets of information sent out to interested parties for  
meeting of MAPC on 10-10-74

OFFICIAL NOTICE

TO WHOM IT MAY CONCERN AND TO ALL PERSONS INTERESTED:

NOTICE IS HEREBY GIVEN that on Thursday, October 10, 1974, the WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION, in Room 401 City Building Annex, 104 South Main Street, Wichita, Kansas, at 7:30 p.m. will consider the following change to Title 28, the Code of the City of Wichita, Kansas:

Establishment of a new zoning district to be known as the "U" University District. This district will be used for the development of a university, college or seminary for educational and related purposes and shall be applied to the main campus owned or leased by the university, college or seminary. This district may also be applied to adjacent or contiguous residentially zoned properties as a combination district when it has been determined by the Planning Commission and the Board of City Commissioners that such area is appropriate for expansion by the university, college or seminary and related uses. When such combination district is established, the uses of the residential district shall be a use by right and the uses permitted by the "U" University District shall be permitted by special permit subject to approval by the Board of City Commissioners upon recommendation by the Planning Commission.

Attached is a copy of the proposed amendment and a copy of the memorandum to the Wichita-Sedgwick County Metropolitan Area Planning Commission in explanation. At the direction of the Planning Commission, this notice is forwarded to you as either a citizens group or as a private school who might have an interest in this proposed amendment.

The proposed amendment will there be discussed and considered by the said Wichita-Sedgwick County Metropolitan Area Planning Commission, and all persons interested in said matter will be heard at this time concerning their views and wishes, and any protest against any of the provisions of the proposed changes of the Zoning Ordinance will be considered by the Commission as by law provided.

WITNESS my hand and seal this 25th day of September, 1974.

Robert A. Lakin, Secretary  
Wichita-Sedgwick County Metropolitan Area Planning Commission

WICHITA-SEDGWICK COUNTY

DATE

METROPOLITAN AREA PLANNING DEPARTMENT

September 5, 1974

TO Wichita-Sedgwick County Metropolitan  
Area Planning Commission

FROM Jack H. Galbraith, Chief Planner *JHG*

SUBJECT DR 74-23 - Proposed Amendments to the  
City Zoning Ordinance Re: Establishment  
of a "U" University District

The attached proposed amendment to the City zoning ordinance has been advertised for public hearing at the September 12, 1974 Planning Commission meeting. This amendment was prepared at your request at your meeting of August 8, 1974.

It is proposed that the "U" University District will be used for the development of a university, college or seminary for educational and related purposes and shall be applied to the main campus owned or leased by the university, college or seminary. This district may also be applied to adjacent or contiguous residentially zoned properties as a combination district when it has been determined by the Planning Commission and the Board of City Commissioners that such area is appropriate for expansion by the university, college or seminary and related uses. When such combination district is established, the uses of the residential district shall be a use by right and the uses permitted by the "U" University District shall be permitted by special permit, subject to approval by the Board of City Commissioners upon recommendation by the Planning Commission.

The staff has discussed the proposed district with representatives of Wichita State University, Friends University and Kansas Newman College, and all have indicated general support of the proposed change. Should the Commission recommend the approval of the amendment, it is suggested that consideration be given to the mapping of the district at the time the new zoning ordinance is adopted and mapped and that, should any institution be desirous of proceeding with rezoning at this time, the regular procedure be followed for filing a zone change request.

JHG:ber  
Attachment

ORDINANCE NO. \_\_\_\_\_

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SECTION II: That the following zoning district be inserted into the ordinance as Section 28.04.136:

28.04.136 - "U" - university district. The university district may be mapped as a separate zoning district or as a combined district with any one of the residential districts. This district shall not be combined with an office, commercial, or industrial district. The "U" University district may be used for the development of a university, college, or seminary for educational and related purposes and shall be applied to the main campus owned or leased by the university, college or seminary. This district may also be applied to adjacent or contiguous residentially zoned properties as a combination district when it has been determined by the Planning Commission and the Board of City Commissioners that the area is logical for development of: (1) expansion of the university, college, or seminary; (2) related uses such as dormitories, fraternities and sororities; (3) offices, meeting rooms, laboratories and other facilities for educational, fraternal, professional, religious and research organizations and institutions with a demonstrated relationship to the university, college or

seminary; and (4) libraries, art galleries, museums and other non-profit cultural facilities that would provide a public benefit by such locations. When such combination district is established, the uses of the residential district shall be a use by right and the uses permitted by the "U" University district shall be permitted by special permit subject to the approval by the Board of City Commissioners upon recommendation by the Planning Commission and only after notice to property owners located within two hundred feet of the property proposed for the special permit.

A. USE REGULATIONS. Permitted uses shall include only the following:

1. Universities, colleges or seminaries, including their buildings owned or leased for administrative and faculty offices, classrooms, laboratories, chapels, auditoriums, lecture halls, libraries, student, faculty and alumni centers, athletic facilities and dormitories, and student and faculty housing. These uses shall not be construed to permit commercial, trade or business schools that are first permitted in the "LC" district.
2. Fraternities and sororities.
3. Libraries, art galleries, museums and other non-profit cultural facilities.
4. Offices, meeting rooms, laboratories and other facilities for educational, fraternal, professional, religious and research organizations and institutions having a demonstrated relationship to the university, college or seminary.
5. Parking lots for passenger automobiles accessory to uses permitted in the University district.
6. Accessory structures and uses when such are located on the same lot and are traditionally and customarily incidental to any of the permitted uses in this zoning district.

B. AREA AND HEIGHT REGULATIONS.

1. Minimum lot areas:
  - a. Universities, colleges or seminaries: 5 acres.
  - b. All uses permitted by special permits: 15,000 square feet.
2. Minimum lot width:
  - a. Universities, colleges or seminaries: No minimum requirement
  - b. All uses permitted by special permits: 100 feet.
3. Maximum building height:
  - a. Universities, colleges or seminaries: No maximum requirement
  - b. All uses permitted by special permits: No building shall exceed the height permitted by the district with which the University district is combined.

C. BULK REGULATIONS.

1. When the University district is applied as a separate zoning district, then the following bulk regulations shall apply:
  - a. Maximum lot coverage: 30%.
  - b. Maximum floor area ratio: 0.50.
  - c. Minimum setback: 20 feet from each public street and from each lot line that adjoins property located in any residential zoning district.
2. When the University district is combined with any other district, the regulations of the residential district shall apply to all uses not requiring a special permit. Uses permitted by special permit shall comply with the area and height regulations as stated above and any other conditions the Planning Commission and Board of City Commissioners deem necessary to protect adjacent properties.

SECTION III. That Section 28.04.210.3.2 be amended as follows:

Following "R-6" - General Dwelling District - \$140 - add:

"U" - University District, including requests  
for special permits \$140

SECTION IV. This Ordinance shall take effect on its passage and publication once in the official City paper.

PASSED AND ADOPTED at Wichita, Kansas, this \_\_\_\_\_  
day of \_\_\_\_\_, 1974.

\_\_\_\_\_  
Garry L. Porter, Mayor

ATTEST:

\_\_\_\_\_  
Ralph C. Eberly, City Clerk

(SEAL)

# 336  
# 552

List of Names and Addresses acquired from  
the Board of Education Communications Division and  
from calls to individual Schools.

Mr. & Mrs. Arthur Farnham  
Co-Presidents, Buckner PTA  
5602 East 19th Street  
Wichita, Kansas 67212

Mrs. John Jones  
Secretary, Buckner PTA  
2314 Gentry  
Wichita, Kansas 67208

Mrs. David Dalke  
President, Mueller PTA  
1618 North Athenian  
Wichita, Kansas 67203

Mrs. Frank Graham  
President, Payne PTA  
1616 South Sedgwick  
Wichita, Kansas 67213

Mrs. Charles Brown  
Secretary, Payne PTA  
2625 South West Street  
Wichita, Kansas 67217

Mrs. Thomas Wright  
President, Lawrence PTA  
214 North Gow  
Wichita, Kansas 67203

Mrs. Gary Redpath  
Secretary, Lawrence PTA  
408 South Mt. Carmel  
Wichita, Kansas 67213

*President, Franklin PTA*  
Mrs. Gene Junkermeier  
302 Exposition  
Wichita, Kansas 67213

Mrs. L. H. Rogge  
Secretary, Franklin PTA  
421 Smyth 67213  
*Wichita, Kas.,*

Mr. Buel M. Smith, Principal  
McCormick PTA  
855 South Martinson  
Wichita, Kansas 67213

Mrs. J. Keith  
President, Meridian PTA  
144 North Gordon  
Wichita, Kansas 67203

Ms. Shirley Fockler  
Secretary, Meridian PTA  
139 South Richmond  
Wichita, Kansas 67213

Mr. & Mrs. Roger Carlson  
Co-Presidents, Carter  
Parent Faulty Organization  
1614 North Glendale  
Wichita, Kansas 67208

Mrs. Jane Eshelman  
Secretary, Carter  
Parent Faulty Organization  
1442 North Pinecrest  
Wichita, Kansas 67208

Ms. JoAnn Armentrout  
President, Betterment of  
Ingalls Group  
4532 South Oak  
Wichita, Kansas 67217

Pat Hirschmann  
Secretary, Betterment of  
Ingalls Group  
9919 West 12th Street  
Wichita, Kansas 67212

Rev. Ed Richards  
President, Allison Junior  
High PTA  
1616 Dayton  
Wichita, Kansas 67213

Mr. Floyd Gruver, President  
Mayberry Junior High PTA  
1107 South Meridian  
Wichita, Kansas 67213

Mrs. Pat Norman, President  
Brooks Junior High PTA  
4411 Auburn  
Wichita, Kansas 67220

Mr. Jay R. Hunter  
Chairman, Fairmount  
Neighborhood Association  
1404 North Vassar  
Wichita, Kansas 67208

Mr. Dan Bearth  
Secretary, Fairmount  
Neighborhood Association  
411 High Street  
Wichita, Kansas 67203

Mrs. Roma Allegrucci  
Chairperson, Northeast  
Heights Neighborhood Assoc.  
2225 North Fountain  
Wichita, Kansas 67208

Mrs. Charles Curtis  
Secretary, Northeast  
Heights Neighborhood Assoc.  
2630 North Fountain  
Wichita, Kansas 67208

Schools-Business & Secretarial

Evans Learning Centers  
5301 East Central  
Wichita, Kansas 67208

Kelly Services  
700 North Market  
Wichita, Kansas 67214

Business Specialists  
110 South Market  
Wichita, Kansas 67202

Manpower, Inc.  
231 North Main Street  
Wichita, Kansas 67202

Personnel Services  
104 South Broadway  
Wichita, Kansas 67202

George Cole, President  
Kansas Assoc. of Private  
Career Schools  
6211 Beachy  
Wichita, Kansas 67208

Ron Weems  
Wichita Building & Construction  
Trades  
301 South Emporia  
Wichita, Kansas 67202

American Speedreading Academy  
of Wichita  
714 North West  
Wichita, Kansas 67203

Climate Control Institute, Inc.  
2425 East Douglas  
Wichita, Kansas 67211

Draughon's Business College  
1300 East Douglas  
Wichita, Kansas 67214

Electronic Computer Programming  
Institute  
300 West Douglas  
Wichita, Kansas 67202

Kansas Institute  
104 North Main  
Wichita, Kansas 67202

Kansas Midwestern School  
of Broadcasting  
1726 South Seneca  
Wichita, Kansas 67213

Patricia Stevens Career  
College and Finishing School  
3216 East Douglas  
Wichita, Kansas 67208

Wichita Business College, Inc.  
209 North Broadway  
Wichita, Kansas 67202

Schools-Handicapped Children

Institute of Logopedics  
2400 Jardine  
Wichita, Kansas 67219

Kansas Elks Training Center  
619 South Maize Road  
Wichita, Kansas 67209

Nursery School for Visually  
Handicapped  
2247 Jardine  
Wichita, Kansas 67219

Parents of Spastic School, Inc.  
2203 South Grove  
Wichita, Kansas 67211

Rainbows United, Inc.  
2801 Coolidge  
Wichita, Kansas 67204

Schools-Industrial & Technical  
& Trade

Advance Schools, Inc.  
6427 East Kellogg  
Wichita, Kansas 67211

Commercial Trades Institute  
Union National Building  
Wichita, Kansas 67202

Electrical Joint Apprentice  
and Training Committee  
158 North Madison  
Wichita, Kansas 67214

Electronic Computer  
Programming Institute  
300 West Douglas  
Wichita, Kansas 67202

Kansas Institute  
104 North Main  
Wichita, Kansas 67202

Kansas Midwestern School  
of Broadcasting  
1726 South Seneca  
Wichita, Kansas 67213

~~School of Men's Hair Styling  
912 East Douglas  
Wichita, Kansas 67202~~

Wichita Automotive Institute  
4011 East 31st Street South  
Wichita, Kansas 67210

Wichita Technical Institute, Inc.  
942 South West Street  
Wichita, Kansas 67213

Schools-Mentally Retarded  
Children

Starkey Developmental Center  
for Retarded, Inc.  
144 South Young  
Wichita, Kansas 67209

Schools-Nursery & Kindergarten  
(Academic)

Child's Horizon  
1732 Drollinger  
Wichita, Kansas 67218

Clark's Preschool  
4721 Vesta Drive  
Wichita, Kansas 67208

Fairmount Cooperative  
Nursery School  
1650 Fairmount  
Wichita, Kansas 67208

Giraffe Preschool Nursery  
1619 North Market  
Wichita, Kansas 67214

Hobson's Little School  
Nursery  
134 South Rutan  
Wichita, Kansas 67218

Noah's Ark Nursery School  
1201 South Market  
Wichita, Kansas 67211

Schools-Private

Belle Carter School  
1155 North River Blvd.  
Wichita, Kansas

Carroll High School  
8101 West Central  
Wichita, Kansas 67212

Catholic Diocese of Wichita  
424 North Broadway  
Wichita, Kansas 67202

Central College  
2502 East Douglas  
Wichita, Kansas 67214

Central Preschool  
444 North Pershing Avenue  
Wichita, Kansas 67208

Christian Challenge School  
300 Ohio  
Wichita, Kansas 67214

Dwight Round's Elementary  
Montessori School  
430 North Waco  
Wichita, Kansas 67202

Kapaun-Mt. Carmel High  
School  
8506 East Central  
Wichita, Kansas 67206

Kiddie College Pre-School  
1128 North Volutsia  
Wichita, Kansas 67214

Longstreet Academy of  
Commercial Art & Photography, Inc.  
217 West Harry  
Wichita, Kansas 67213

Model Academy, Inc.  
1016 East Pawnee  
Wichita, Kansas 67211

Montessori Children's House  
203 East Douglas  
Wichita, Kansas 67202

~~Newman Center  
1810 North Roosevelt  
Wichita, Kansas 67208~~

Patricia Stevens Career  
College & Finishing School  
Prep Academy  
403 East Lexington  
Wichita, Kansas 67218

Reading Research Center, Inc.  
7701 East Kellogg  
Wichita, Kansas 67207

~~Redeemer Lutheran School  
5620 East Kellogg  
Wichita, Kansas 67218~~

~~St. Francis of Assisi  
866 North Socora  
Wichita, Kansas 67212~~

Wichita Collegiate School  
700 East 37th Street North  
Wichita, Kansas 67219

Schools-Universities & Colleges  
(Academic)

~~Friends University  
2100 University  
Wichita, Kansas 67213~~

~~Kansas Newman College  
3100 McCormick  
Wichita, Kansas 67213~~

Foster Design, Inc.  
3900 West Central  
Wichita, Kansas 67208

Stan Hendrix, Chairman  
Waco-Finn Model Cities Council  
2617 Wellington Place  
Wichita, Kansas 67204

Nathaniel Brown, Chairman  
North East Model Cities Council  
1801 N. Estelle  
Wichita, Kansas 67214

Dean Smith  
Model Cities

Robert Feldner, Superintendent  
of Central Inspection

Leland Johnson,  
Building Code Engineer  
Central Inspection

Joe Donnelly  
Maint. Inspection Supervisor  
Central Inspection

Community Action Agency  
Century Plaza Building  
Suite 310  
Wichita, Kansas 67202

# KANSAS NEWMAN COLLEGE

3100 McCormick Avenue / Wichita, Kansas 67213 / (316) 942-4291 • Founded as Sacred Heart College in 1933

OFFICE OF THE PRESIDENT

September 6, 1974

Mr. Jack H. Galbraith  
Chief Planner  
Metropolitan Area Planning Department  
City Building Annex  
104 South Main Street  
Wichita, Kansas 67202

Dear Mr. Galbraith:

Thank you for the information that you supplied regarding the amendment to the zoning ordinance to include "U" university district classification. In a general sort of way this recommendation appears to be of benefit for college and university planning. At this point in time Kansas Newman College views the university district classification as a desirable move.

I wish to thank you and your office for the generous help you have supplied us in the past.

Sincerely,

  
(Rev.) Roman S. Galiardi  
President

RSG:jd



September 5, 1974

Wichita-Sedgwick County Metropolitan  
Area Planning Commission

Jack H. Galbraith, Chief Planner

DR 74-23 - Proposed Amendments to the  
City Zoning Ordinance Re: Establishment  
of a "U" University District

The attached proposed amendment to the City zoning ordinance has been advertised for public hearing at the September 12, 1974 Planning Commission meeting. This amendment was prepared at your request at your meeting of August 8, 1974.

It is proposed that the "U" University District will be used for the development of a university, college or seminary for educational and related purposes and shall be applied to the main campus owned or leased by the university, college or seminary. This district may also be applied to adjacent or contiguous residentially zoned properties as a combination district when it has been determined by the Planning Commission and the Board of City Commissioners that such area is appropriate for expansion by the university, college or seminary and related uses. When such combination district is established, the uses of the residential district shall be a use by right and the uses permitted by the "U" University District shall be permitted by special permit, subject to approval by the Board of City Commissioners upon recommendation by the Planning Commission.

The staff has discussed the proposed district with representatives of Wichita State University, Friends University and Kansas Newman College, and all have indicated general support of the proposed change. Should the Commission recommend the approval of the amendment, it is suggested that consideration be given to the mapping of the district at the time the new zoning ordinance is adopted and mapped and that, should any institution be desirous of proceeding with rezoning at this time, the regular procedure be followed for filing a zone change request.

JHG:ber  
Attachment

# The Daily Record

## AFFIDAVIT OF PUBLICATION

1066 N. Waco - Wichita, Kansas 67203

80061 (Published In The Daily Record August 22, 1974)

### OFFICIAL NOTICE

TO WHOM IT MAY CONCERN AND TO ALL PERSONS INTERESTED:

NOTICE IS HEREBY GIVEN that on Thursday, SEPTEMBER 12, 1974, the WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION, in Room 401 City Building Annex, 104 South Main Street, Wichita, Kansas, at 1:30 p.m., will consider the following change to Title 28, the Code of the City of Wichita, Kansas:

Establishment of a new zoning district to be known as the "U" University District. This district will be used for the development of a university, college or seminary for educational and related purposes and shall be applied to the main campus owned or leased by the university, college or seminary. This district may also be applied to adjacent or contiguous residentially zoned properties as a combination district when it has been determined by the Planning Commission and the Board of City Commissioners that such area is appropriate for expansion, by the university, college or seminary and related uses. When such combination district is established, the uses of the residential district shall be a use by right and the uses permitted by the "U" University District shall be permitted by special permit subject to approval by the Board of City Commissioners upon recommendation by the Planning Commission.

Copies of the proposed amendment are available upon request from the Wichita-Sedgwick County Metropolitan Area Planning Department.

The proposed amendment will there be discussed and considered by the said Wichita-Sedgwick County Metropolitan Area Planning Commission, and all persons interested in said matter will be heard at this time. Concerning their views and wishes, and any proposed changes of the provisions of the Ordinance will be considered by the Commission as by law provided.

WITNESS my hand and seal this 20th day of August, 1974.

ROBERT A. LAKIN,  
Secretary Wichita-Sedgwick County  
Metropolitan Area Planning Commission.  
(SEAL)

STATE OF KANSAS, SEDGWICK COUNTY, SS:

Cheri Bush, of lawful age, being first duly sworn, deposes and says that she is Business Manager of THE DAILY RECORD, a newspaper printed in the State of Kansas, and published in and of general paid circulation on a weekly, monthly or yearly basis in Sedgwick County, Kansas, and that said newspaper is not a trade, religious or fraternal publication.

Said newspaper is published at least weekly fifty (50) times a year, has been so published continuously and uninterruptedly in said County and State for a period of more than five (5) years prior to the first publication of the notice attached, and has been admitted at the post office of Wichita in said County and State as second class matter.

That a notice, a true copy of which is hereto attached, was published in the regular and entire issue of said newspaper for ..... consecutive ..... as follows:

1st ..... 8-22-74 .....  
2nd .....  
3rd .....  
4th .....  
5th .....  
6th .....

*Cheri Bush*  
Business Manager

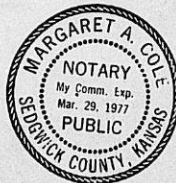
Subscribed and sworn to before me

this 22nd day of August 19 74  
*Margaret A. Cole*  
Notary Public

My commission expires -

3-29-77 8.95

Publication Fees \$ .....



9/13/74

THE WICHITA EAGLE

## Hearing on 'U' Zone Postponed

A public hearing concerning a proposed ordinance was postponed Thursday by the Wichita-Sedgwick County Metropolitan Area Planning Commission (MAPC) after a commissioner threatened to leave the meeting.

Noting he may have a conflict of interest, Al Hennessy threatened to leave the meeting and said he believed more persons should be notified of the public hearing.

Hennessy said that although he had the "strongest belief in Wichita universities" the wording of the proposed ordinance "waves a red flag in front of my face." He added he thought more people should be aware of the impact of the proposal.

The proposed amendment to the city zoning ordinance would create a "U" (university) zone "for the development of a university, college or seminary" and would be applied to university or adjacent property.

The zone would prohibit unapproved commercial uses from being established in the "blanket area" around the university and would also facilitate expansion of the university in the future.

Hennessy said he objected to the phrase "these uses shall not be construed to permit commercial, trade or business schools that are first permitted in the 'LC' (light commercial) district."

Hennessy is owner of Central Business College.

He said that he is seeking counsel regarding a possible conflict of interest but that his objection to holding the

public hearing Thursday was based on the lack of public response to the advertised hearing.

Jack Galbraith, senior planner of the city's planning department, told the commission that "since we are not proposing any zoning changes" letters of notification were limited.

He said letters had been sent to the three universities involved, Wichita State University, Kansas Newman College and Friends University.

Commission member Ted Hill said he agreed with Hennessy "that we are not ready for public hearing."

Hennessy and Hill each admitted they had not had time to study the proposal.

MAPC member Mike Gragert, noting that the university zoning ordinance "is going to be an issue for discussion," said he would like to see more people notified.

Gragert asked that the public hearing be deferred until Oct. 10 and be held after the planning commission's dinner break. No specific time was scheduled. He also asked that the staff notify

"those people who could be affected by the ordinance."

The vote carried 4-3 with Hennessy and out-going chairman Marge Taylor, a Wichita State University employee, abstaining.

The proposed zoning ordinance change, in addition to designating university property in the university zone, would allow the MAPC and Wichita City Commission to zone adjacent property if such an area is appropriate for expansion by the university, college or seminary.

If adopted, the proposal could limit zoning of residential or commercial structures within the university zone.

September 24, 1974

Dr. Clark D. Ahlberg, President  
Wichita State University  
Wichita, Kansas 67208

Re: DR 74-23 - Proposed Amendments  
to the City Zoning Ordinance Re:  
Establishment of a "U" Univers-  
ity District

Dear Dr. Ahlberg:

The Metropolitan Area Planning Commission, at its regular meeting on September 12, 1974, considered the above-captioned proposed zone change amendment. After considerable discussion relative to holding a special meeting, and notices to those who might have an interest in this matter, the action of the Planning Commission was to defer consideration of this amendment to a special meeting to be held on the evening of October 10, 1974 in the Planning Commission Conference Room, 401 City Building Annex, 104 South Main, beginning at 7:30 p.m.

We are in the process of preparing notices and copies of the proposed ordinance amendments to be mailed to all commercial, business, and trade schools, chairmen of PTA's located within one-half mile of the three institutions, as well as neighborhood associations of which we are aware.

If you have any questions on the scheduling of this special meeting, please contact our office.

Sincerely,

Jack H. Galbraith  
Chief Planner

JHG:ber

cc: Harold Cope, President, Friends University, 2100 University 67213  
Rev. Roman S. Galiardi, President, Kansas Newman College,  
3100 McCormick Street 67213  
Kenneth Frahm, Business Manager, Kansas Newman College,  
3100 McCormick Street 67213  
Dr. George Platt, Director of Planning, Wichita State  
University 67208

Page 2 - Dr. Clark D. Ahlberg  
September 24, 1974

cc: (Continued)

Claude VanDoren, Architect, 260 North Rock Road 67206  
Tim Hurley, Executive Director, Wichita Association of  
Home Builders, 730 North Main 67203  
Wichita Board of Realtors, 230 South Market 67202

August 23, 1974

Rev. Roman S. Galiardi, President  
Kansas Newman College  
3100 McCormick Street  
Wichita, Kansas 67213

Subject: DR 74-23 - Amendment to  
Zoning Ordinance to include  
"U" University District  
classification

Dear Rev. Galiardi:

The Metropolitan Area Planning Commission, at its regular meeting on August 8, 1974, considered a request from Dr. Clark Ahlberg of Wichita State University that the City of Wichita consider establishing a "U" University zoning district in the City zoning ordinance. Such a district has been discussed for several years, and if adopted, could apply to all universities, colleges and seminaries in the City.

At the direction of the Planning Commission we have prepared a proposed ordinance that could be mapped on properties of the universities, colleges and seminaries and which could be combined as an overlay district on adjacent residentially zoned classifications where it is determined that such permitted uses would be compatible with university, college or seminary activities.

Enclosed is a copy of the official notice and several copies of the proposed ordinance which will be considered by the

KENNETH FRAHM  
BUSINESS MANAGER



KANSAS NEWMAN COLLEGE

Founded as Sacred Heart College in 1933  
3100 McCormick Ave. / Wichita, Kansas 67213 / (316) 843-4281

Rev. Roman S. Galiardi, President  
Kansas Newman College  
August 23, 1974  
Page Two

Planning Commission at its regular meeting on September 12, 1974, in Room 401 City Building Annex, 104 South Main, Wichita, Kansas, meeting to begin at 1:30 p.m.

Although the mapping of this district will not be considered at this meeting, we would like an opportunity to discuss the district with you or your representative sometime in the future at your convenience. We would appreciate you reviewing the ordinance and contacting us regarding any comments, suggestions or questions you might have.

Sincerely,

Jack H. Galbraith  
Chief Planner

JHG:js  
Encl.

*Tim McKee came in this date and we discussed the proposed district. He will review the ord with Rev. Galiardi and contact us later.*

*Bill Deibel also called on this matter with Father Galiardi in his office. They indicated support of the amendment, however, they had questions as their property is in two basic ownerships, as in addition to the school, the Sisters own a considerable amount of property. J.H.D.*

August 23, 1974

Harold Cope, President  
Friends University  
2100 University  
Wichita, Kansas 67213

Subject: DR 74-23 - Amendment to  
Zoning Ordinance to include  
"U" University District  
classification

Dear President Cope:

The Metropolitan Area Planning Commission, at its regular meeting on August 8, 1974, considered a request from Dr. Clark Ahlberg of Wichita State University that the City of Wichita consider establishing a "U" University zoning district in the City zoning ordinance. Such a district has been discussed for several years, and if adopted, could apply to all universities, colleges and seminaries in the City.

At the direction of the Planning Commission we have prepared a proposed ordinance that could be mapped on properties of the universities, colleges and seminaries and which could be combined as an overlay district on adjacent residentially zoned classifications where it is determined that such permitted uses would be compatible with university, college or seminary activities.

Enclosed is a copy of the official notice and several copies of the proposed ordinance which will be considered by the

Harold Cope, President  
Friends University  
August 34, 1974  
Page Two

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Although the mapping of this district will not be considered at this meeting, we would like an opportunity to discuss the district with you or your representative sometime in the future at your convenience. We would appreciate you reviewing the ordinance and contacting us regarding any comments, suggestions or questions you might have.

Sincerely,

Jack H. Galbraith  
Chief Planner

JHG:js  
Encl.

2639131 Ex 288

8/28/74

Dr Cope, and a Mr. Cramer and Mr. Perkins all of Friends came in this date and we reviewed plans, zoning, their ownership and the proposed ordinance. They were agreeable with the proposal and questioned the possibility of developing a retirement center and a church retreat on their property under a "U" District. We agreed to later meet again to discuss mapping.

August 23, 1974

Dr. Clark D. Ahlberg  
Wichita State University  
Wichita, Kansas 67208

Re: DR 74-23 - Amendment to  
Zoning Ordinance to include  
"U" University District  
classification.

Dear Dr. Ahlberg:

Attached is a copy of the official notice and the proposed ordinance for establishing a University District in the zoning ordinance for the City of Wichita. The public hearing is scheduled for hearing of this matter on September 12, 1974 at 1:30 p.m., Room 401, City Building Annex, 104 South Main.

We would appreciate your reviewing this proposal and any suggestions or comments you might have.

Sincerely,

Jack H. Galbraith  
Chief Planner

JHG:rme  
Attachments

cc: Dr. George Platt, Director of Planning  
Wichita State University 67208

August 23, 1974

Claude Van Doren, Architect  
Van Doren-Hazard-Stallings  
260 North Rock Road  
Wichita, Kansas 67206

Re: DR 74-23 - Amendment to  
Zoning Ordinance to include  
"U" University District  
classification.

Dear Mr. Van Doren:

Attached is a copy of the proposed University Zoning District  
which is scheduled for consideration by the Planning Commission  
on September 12, 1974 at 1:30 p.m., Room 401, City Building  
Annex, 104 South Main.

We would appreciate any suggestions or comments you have.

Sincerely,

Jack H. Galbraith  
Chief Planner

JHG:rme  
Attachment

August 23, 1974

Mr. Tim Hurley  
Executive Director  
Wichita Association of  
Home Builders  
730 North Main  
Wichita, Kansas 67203

Re: DR 74-23 - Amendment to  
Zoning Ordinance to include  
"U" University District  
classification.

Dear Mr. Hurley:

The Planning Commission at its regular meeting on August 8, 1974, considered a request from Wichita State University that the Planning Commission consider adopting a University Zoning District in the City zoning ordinance. Attached are several copies of the proposed ordinance that we are instructed to prepare. The public hearing is scheduled for September 12, 1974 at 1:30 p.m., Room 401, City Building Annex, 104 South Main.

If you have any comments, suggestions or questions, please call.

Sincerely,

Jack H. Galbraith  
Chief Planner

JHG:rme  
Attachment

August 23, 1974

Wichita Board of Realtors  
230 South Market  
Wichita, Kansas 67202

Re: DR 74-23 - Amendment to  
Zoning Ordinance to include  
"U" University District  
classification.

Gentlemen:

The Planning Commission at its regular meeting on August 8, 1974, considered a request from Wichita State University that the Planning Commission consider adopting a University Zoning District in the City zoning ordinance. Attached are several copies of the proposed ordinance that we are instructed to prepare. The public hearing is scheduled for September 12, 1974 at 1:30 p.m., Room 401, City Building Annex, 104 South Main.

If you have any comments, suggestions or questions, please call.

Sincerely,

Jack H. Galbraith  
Chief Planner

JHG:rme  
Attachment

( ) Published in The Daily Record on August 22, 1974.

OFFICIAL NOTICE

TO WHOM IT MAY CONCERN AND TO ALL PERSONS INTERESTED:

NOTICE IS HEREBY GIVEN that on Thursday, SEPTEMBER 12, 1974, the WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION, in Room 401 City Building Annex, 104 South Main Street, Wichita, Kansas, at 1:30 p.m., will consider the following change to Title 28, the Code of the City of Wichita, Kansas:

Establishment of a new zoning district to be known as the "U" University District. This district will be used for the development of a university, college or seminary for educational and related purposes and shall be applied to the main campus owned or leased by the university, college or seminary. This district may also be applied to adjacent or contiguous residentially zoned properties as a combination district when it has been determined by the Planning Commission and the Board of City Commissioners that such area is appropriate for expansion by the university, college or seminary and related uses. When such combination district is established, the uses of the residential district shall be a use by right and the uses permitted by the "U" University District shall be permitted by special permit subject to approval by the Board of City Commissioners upon recommendation by the Planning Commission.

Copies of the proposed amendment are available upon request from the Wichita-Sedgwick County Metropolitan Area Planning Department.

The proposed amendment will there be discussed and considered by the said Wichita-Sedgwick County Metropolitan Area Planning Commission, and all persons interested in said matter will be heard at this time concerning their views and wishes, and any protest against any of the provisions of the proposed changes of the Zoning Ordinance will be considered by the Commission as by law provided.

WITNESS my hand and seal this 20th day of August, 1974.

Robert A. Lakin, Secretary  
Wichita-Sedgwick County Metro-  
politan Area Planning Commission

(SEAL)

August 9, 1974

Dr. Clark D. Ahlberg  
Wichita State University  
Wichita, Kansas 67208

Re: DR 74-23 - Amendment to  
Zoning Ordinance to include  
"U" University District  
classification

Dear Dr. Ahlberg:

The Planning Commission, at its regular meeting on August 8, 1974, considered your request that they consider establishing a University District in the City zoning ordinance. The action of the Commission was to authorize the staff to prepare an amendment to the zoning ordinance to be advertised for a public hearing. In a few days, we will prepare such a draft and forward a copy to you for your review. After you have an opportunity to review the draft, if you have comments, we will appreciate hearing from you.

We anticipate having an amendment prepared for consideration by the Planning Commission on September 12, 1974, however, I will advise you later as to whether or not this date is definite.

If you have any questions, please call.

Sincerely,

Robert A. Lakin  
Director of Planning

RAL:ber

cc: Dr. George Platt, Director of Planning  
Wichita State University 67208

WICHITA-SEDGWICK COUNTY

DATE

**METROPOLITAN AREA PLANNING DEPARTMENT**

August 1, 1974

TO Wichita-Sedgwick County Metropolitan  
Area Planning Commission

FROM Robert A. Lakin, Director of Planning *RAL*

SUBJECT University District

The ZAC Committee, in recommending zoning districts, has included a proposed University District as a device to assist in handling the development around institutions of higher learning within the City. This has been discussed with the Wichita State University, as well as with other universities. As you know, Wichita State has developed a long range plan for their campus and is anxious to make some moves in terms of carrying out that plan. Dr. Ahlberg's letter, a copy of which is attached, indicates that they would like to work toward the moving of the sororities from the center of the campus to a peripheral position. The indicated area is on the north side of 21st Street immediately north of the University.

Only two alternates are really available to the University at this time. One is to request "B" Multiple Family zoning, which has been before the Planning Commission several times before and has been soundly defeated each time. Also, considerable neighborhood opposition develops on this basis as it would allow, in addition to sororities, any number of other higher density uses, including apartments, etc. The other alternate to this is to include within the existing zoning ordinance a district and concept similar to the U District developed for the new zoning Ordinance.

Attached is a draft of that which has been developed for the new zoning ordinance, which we would recommend be adapted to the existing zoning ordinance by providing for special permits for the U districts as overlays in the existing residential districts around the University. We have no objection to moving on this item to be included currently, however, we have been continuing to piecemeal the ordinance and are falling behind getting the overall document adopted. In order to assist the University, I would support the staff preparing a modification of the U district for inclusion in the existing zoning ordinance. I would like to have the Planning Commission's concurrence on this matter.

RAL:ber

Attachments - Letter - Ahlberg  
Draft - U District

cc: Dr. Clark D. Ahlberg  
Dr. George Platt

August 1, 1974

Wichita-Sedgwick County Metropolitan  
Area Planning Commission

Robert A. Lakin, Director of Planning

University District

The ZAC Committee, in recommending zoning districts, has included a proposed University District as a device to assist in handling the development around institutions of higher learning within the City. This has been discussed with the Wichita State University, as well as with other universities. As you know, Wichita State has developed a long range plan for their campus and is anxious to make some moves in terms of carrying out that plan. Dr. Ahlberg's letter, a copy of which is attached, indicates that they would like to work toward the moving of the sororities from the center of the campus to a peripheral position. The indicated area is on the north side of 21st Street immediately north of the University.

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RAL:ber

Attachments - Letter - Ahlberg  
Draft - U District

cc: Dr. Clark D. Ahlberg  
Dr. George Platt



WICHITA STATE UNIVERSITY  
WICHITA, KANSAS 67208

OFFICE OF THE PRESIDENT

July 24, 1974

Mr. Robert A. Lakin, Director  
Wichita-Sedgwick County  
Metropolitan Area Planning Department  
City Building Annex  
104 South Main  
Wichita, KS 67202

Dear Mr. Lakin:

As you know, the University's Long-Range Land Use Plan has been accepted and approved by the State Board of Regents. This, of course, does not give our plan official or legal status insofar as the City of Wichita is concerned, although that also is our objective. We believe we are prepared to request the Metropolitan Area Planning Commission to consider the establishment of the new University District as a part of the official zoning ordinance of the City of Wichita. As you are familiar with the plan, we will leave it to your judgment to decide if there is need for any preliminary meetings between members of our staffs prior to the inclusion of this as an agenda item for the Commission.

We hope for early consideration by the Metropolitan Area Planning Commission so we may get on with the sorority relocation project at an early date. You should know that an agreement has been reached that the sororities will sell their property to the University, assuming that they may be legally relocated on the Schreck property.

We will appreciate your assistance and if we need to furnish your office or staff with additional information, please let me know.

Sincerely,

A handwritten signature in cursive script, appearing to read "Clark D. Ahlberg".

Clark D. Ahlberg

CDA:nwc





WICHITA STATE UNIVERSITY  
WICHITA, KANSAS 67208

OFFICE OF THE PRESIDENT

July 24, 1974

Mr. Robert A. Lakin, Director  
Wichita-Sedgwick County  
Metropolitan Area Planning Department  
City Building Annex  
104 South Main  
Wichita, KS 67202

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We hope for early consideration by the Metropolitan Area Planning Commission so we may get on with the sorority relocation project at an early date. You should know that an agreement has been reached that the sororities will sell their property to the University, assuming that they may be legally relocated on the Schreck property.

We will appreciate your assistance and if we need to furnish your office or staff with additional information, please let me know.

Sincerely,

Clark D. Ahlberg

CDA:nwc



4-210. "U" University District. The "U" University District may be mapped as a separate zoning district or as a combined district with any one of the residential or agricultural zoning districts. This district shall not be combined with a business or manufacturing zoning district.

The "U" University District may be mapped as a separate zoning district only when it applies to property owned or leased and used by a college, university or theological school for educational and related purposes.

An area adjacent to a "U" University District may be mapped as a combined district with any one of the residential or agricultural districts only when the Planning Commission has established that the area is logical for development of: (1) expansion of the college, university or theological school; (2) related uses such as dormitories, fraternities and sororities; (3) offices, meeting rooms, laboratories and other facilities for educational, fraternal, professional, religious and research organizations and institutions with a demonstrated relationship to the college, university or theological school; and (4) libraries, art galleries, museums and other cultural facilities that would provide a public benefit by such locations. Such area shall be contiguous with another combined district or "U" District.

When a combined district is mapped, the provisions of the agricultural or residential district shall apply to the property. The permitted uses of the "U" University District may apply to the property only as conditional uses.

4-210(A). Permitted Uses.

- (1) Art galleries, libraries and museums.
- (2) Colleges, universities and theological schools, including their buildings owned or leased for administrative and faculty offices, classrooms, laboratories, chapels, auditoriums, lecture halls, libraries, student, faculty and alumni centers, athletic facilities and dormitories.
- (3) Fraternities and sororities.
- (4) Schools, elementary, intermediate and secondary.
- (5) Lodging and boarding houses.
- (6) Offices, meeting rooms, laboratories and other facilities for educational, fraternal, professional, religious and research organizations and institutions having a demonstrated relationship to the college, university or theological school, provided such uses comply with the performance standards applicable in the M-1 District.
- (7) Parking lots for passenger automobiles accessory to uses permitted in the University District.

4-210(B). Conditional Uses. Any conditional use that may be allowed in the R-3 District may be allowed in the University District.

4-210 (C). Lot Size Requirements.

(1) Minimum lot area:

- (a) Colleges, universities and theological school structures: No minimum requirement.
- (b) Structures providing lodging rooms for unmarried students: 375 square feet per lodging room.
- (c) All other permitted uses and conditional uses: 15,000 square feet.

(2) Minimum lot width:

- (a) Colleges, universities and theological school structures: No minimum requirement.
- (b) All other permitted and conditional uses: 100 feet.

4-210 (D). Bulk Regulations.

(1) When the University District is combined with any other district, then all structures shall comply with the bulk regulations of the district with which the University District is combined.

(2) When the University District is applied as a separate zoning district, then the following bulk regulations shall apply:

- (a) Maximum lot coverage: 30%.
- (b) Maximum floor area ratio: 0.50.
- (c) Minimum setback: 20 feet from each public street and from each lot line that adjoins property located in any residential zoning district, unless a greater distance is required by Section 3-412.

July 13, 1973

President Clark D. Ahlberg  
Wichita State University  
Wichita Kansas 67208

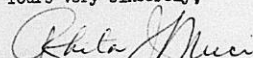
Dear President Ahlberg:

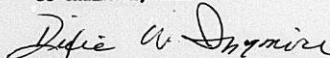
Attached is a copy of a petition which has been circulated by the Northeast Heights Residents Association. Through this petition we have endeavored to make known the desires of area residents regarding zoning and future development north of the University. We hope that you will consider the petition an appropriate manner of expression and worthy of thoughtful consideration.

Also attached as "Exhibit A" is a copy of our 1967 petition of which you may not be aware. The Board also requested that we bring to your attention a petition of area residents submitted to the City Commission in October 1972 as a response to proposed high density housing developments on the east side of Oliver between 21st Street and 29th Street. These petitions are all evidences of our long-standing, continuing, and consistent efforts in respect to zoning issues affecting our community.

In behalf of the Board of NHRA, we wish to extend to Dr. Flatt our appreciation for affording area residents an opportunity to learn of the long-range physical plan of the University and the concepts which are being considered regarding the adjacent neighborhoods.

Yours very sincerely,

  
Rhita (Mrs. J. R.) Muci  
Co-chairman, NHRA

  
Dixie (Mrs. Bruce D.) Ingmire  
Co-chairman, NHRA

cc: Robert A. Lakin, Director  
Metropolitan Area Planning Department



TO: PRESIDENT CLARK D. AHLBERG  
WICHITA STATE UNIVERSITY  
METROPOLITAN AREA PLANNING DEPARTMENT

NHRA July 1973



FROM: RESIDENTS OF THE NORTHEAST HEIGHTS RESIDENTIAL AREA

PETITION

WHEREAS Wichita State University is in the process of developing a long-range land-use plan for the campus area and recommendations regarding land-use concepts and zoning for adjacent areas (including the Northeast Heights Residential Area, generally identified as the area bounded by Hillside on the west, Twenty-first Street on the south, Oliver on the east, Chisholm Creek on the north), and

WHEREAS the Metropolitan Area Planning Department is in the process of developing a new zoning ordinance which will apply new zoning classifications to the entire City of Wichita, and

WHEREAS Wichita State University has publicly stated that it wishes to work with residents in the adjacent areas in developing long-range planning concepts, including zoning recommendations,

NOW, THEREFORE, the petitioners having thoroughly considered the complex implications for the Northeast Heights area of tentative proposals being developed by Wichita State University, respectfully submit the following points for careful consideration:

1. In November 1967 the desires of residents of the Northeast Heights area in respect to zoning and land-use concepts to be applied north of the campus were communicated to Wichita State University by a petition to which thirty-two pages of signatures were attached. (A copy is attached as Exhibit A.) The well-known desires of residents, despite frequent reiteration, are seemingly being ignored in the University's planning process.
2. The maintenance of a high quality low density residential area adjacent to Wichita State University is compatible with the long-range development interests of Wichita State University.
3. The integrity of the land-use concepts applied to the development of the Northeast Heights area has been maintained without exception. No valid reason exists for deviation from these concepts. Any proposed deviation or exception which would operate to undermine the existing pattern of residential development will be strongly opposed by all necessary means in all relevant forums.
4. The tentative proposal to overlay a portion of the Northeast Heights area with a "U-2" multiple-use university district zoning classification would operate to destroy the integrity of the established land-use pattern, violate the legal and moral rights of residents under restrictive covenants aimed at preventing such abuses of land-use development concepts as would be sanctioned by a "U-2" zone, cloud the future of the residential pattern with resulting encouragement of deterioration and land speculation, and create animosity toward the University and a suspicion of its intentions.

NOW, THEREFORE, the undersigned petitioners respectfully submit the following specific requests for consideration by Wichita State University:

1. That the proposed "U-2" zoning district not be applied to any part of the Northeast Heights residential area.
2. That Wichita State University support the residents of the Northeast Heights area in maintaining the existing zoning pattern, without exception, through an "R-3" single-family zoning classification.
3. That Wichita State University recognize the principle of neighborhood self-determination as a valid operating principle respecting the Northeast Heights area.
4. That Wichita State University proceed to implement its suggestion that a joint neighborhood-University council be established as an ongoing vehicle for consideration of matters of mutual concern.

IN WITNESS WHEREOF, the following residents of the Northeast Heights Residential Area have affixed their signatures as petitioners.

(Signature pages attached)

PETITIONERS

Name

Address

<u>William W. Beuttl</u>	<u>#9 Crestview Lakes, Wichita 67220</u>
<u>Marilyn M. Beuttl</u>	<u>9 Crestview Lakes</u>
<u>Harmon W. Beuttl II</u>	<u>9 Crestview Lakes</u>
<u>Steve Pratt</u>	<u>5 Crestview Lakes</u>
<u>Pete Pratt</u>	<u>5 Crestview Lakes</u>
<u>Lisa K. Beuttl</u>	<u>#9 Crestview Lakes</u>
<u>Norman J. Buck</u>	<u>#7 Crestview Lakes</u>
<u>Howard J. Buck</u>	<u>#7 Crestview Lakes</u>
<u>Andy W. Super</u>	<u>#2 Crestview Lakes</u>
<u>Mary E. Super</u>	<u>#2 Crestview Lakes</u>
<u>Gene D. Williams</u>	<u>#3 Crestview Lakes</u>
<u>Gene S. Williams</u>	<u>#3 Crestview Lakes</u>
<u>Lee J. Huen</u>	<u>#4 Crestview Lakes</u>
<u>Catherine Ann Haley</u>	<u>#4 Crestview Lakes</u>
<u>Killian B. DeVorse</u>	<u>15 Crestview Lakes</u>
<u>Faye G. DeVorse</u>	<u>#15 Crestview Lakes</u>
<u>John Kiser mo</u>	<u>#12 Crestview Lakes</u>
<u>Harold S. Kiser</u>	<u>#12 Crestview Lakes</u>
<u>John E. Landrum</u>	<u>#6 Crestview Lakes</u>
<u>Mrs. John E. Landrum</u>	<u>6 Crestview Lakes</u>
<u>Edgar A. Jarvis</u>	<u>10 Crestview Lakes</u>
<u>_____</u>	<u>_____</u>
<u>_____</u>	<u>_____</u>

PETITIONERS

Name

Address

Celine O Hensley MD	4707 Looman
Betty O Hensley	4707 Looman
Laura F. Farha	4703 Looman
Negla Farha	4703 Looman
Edna Brack	2401 N. DeLrose
Berta D Brack	
Mary J. Brack	2411 N. DeLrose
Edward E Brack	
Tom E Brack	2410 N. DeLrose
Marie Brack	2420 N. DeLrose
Shirley W McQueen	2500 N DeLrose
Betty McQueen	2500 N DeLrose
Bernard McQueen	1400 No. DeLrose
Lucille B. Brack	2400 N. DeLrose
Lawrence A. Hensley	4707 Looman
Alan N. Pinsky	2451 N. Pinsky
Joseph N. Pinsky	2451 N. Pinsky
H. McNamara	1500 N. Pinsky
Colton R. M. Namara	2500 N. Pinsky
Mr. M. E. Clark	2530 N. Pinsky
Christa L. Shapiro	2501 N. Pinsky

PETITIONERS

Name

Address

<u>Roma Negri</u>	<u>2225 N Fountain</u>
<u>Robert Allegre</u>	<u>2225 N Fountain</u>
<u>Mrs. Bill Sullivan</u>	<u>2200 N Fountain</u>
<u>Dr. &amp; Mrs. C.T. Hagan</u>	<u>2238 No. Fountain</u>
<u>Margaret H. Hander</u>	<u>2257 N. Fountain</u>
<u>Mrs. SA Stoebering</u>	<u>2257 N. Fountain</u>
<u>Stanley A. Stoebering</u>	<u>2257 No. Fountain</u>
<u>Mr. Bill Buckley</u>	<u>2272 N. Fountain</u>
<u>Bill Buckley</u>	<u>2272 N. Fountain</u>
<u>Arthur G. Fisher</u>	<u>2405 N. Fountain</u>
<u>Barbara C. Jackson</u>	<u>2415 No. Fountain</u>
<u>Ernie F. Pierpont</u>	<u>2418 N Fountain</u>
<u>William Pierpont</u>	<u>2418 N Fountain</u>
<u>Janet M. Bohling</u>	<u>2432 N. Fountain</u>
<u>Lambert Q. Bohling</u>	<u>2432 N. Fountain</u>
<u>Edna M. Smith</u>	<u>2431 N. Fountain</u>
<u>Cleo B. Smith</u>	<u>2431 N. Fountain</u>
<u>John B. Dotson</u>	<u>2440 No. Fountain</u>
<u>Lucille C. Dotson</u>	<u>✓ ✓</u>
<u>Mary B. Wilt</u>	<u>2418 N Fountain</u>
<u>Paul R. Wilt</u>	<u>✓</u>
<u>E. E. Vliet</u>	<u>2241 N. Fountain</u>
<u>Mrs. E. E. Vliet</u>	<u>2241 No Fountain</u>

PETITIONERS

Name	Address
<u>Chas. W. Wood (M)</u>	<u>2259 N. Belmont</u>
<u>Mrs. C. C. Wellhear</u>	<u>2259 N. Belmont</u>
<u>Mrs. Abner Jackson Jr.</u>	<u>2225 N. Belmont</u>
<u>Abner B. Jackson Jr.</u>	<u>" " " " " "</u>
<u>Mrs. Sam Semunoff</u>	<u>2201 N. Belmont</u>
<u>Paul H. Lee</u>	<u>2400 N. Belmont</u>
<u>Maryie Stephens</u>	<u>2418 N. Belmont</u>
<u>Elmer J. Fieldman</u>	<u>2419 N. Belmont</u>
<u>Arthur S. Fieldman</u>	<u>2419 N. Belmont</u>
<u>Lynn D. Egbert</u>	<u>2453 N. Belmont</u>
<u>Mrs. H. J. Parkinson</u>	<u>2266 N. Belmont</u>
<u>Frank Rubin</u>	<u>2266 N. Belmont</u>
<u>Frank Lee P. Shreff</u>	<u>2257 N. Belmont</u>
<u>Mrs. Leo M. Kenzie</u>	<u>2450 N. Belmont</u>
<u>Mrs. Robert H. Tree</u>	<u>2400 North Belmont</u>
<u>Stacie E. Nyberg</u>	<u>2241 N. Belmont</u>
<u>Miriam E. Nyberg</u>	<u>2241 N. Belmont</u>
<u>Lee M. Zerett</u>	<u>2224 N. Belmont</u>
<u>J. J. [unclear]</u>	<u>2224 N. Belmont</u>
<u>Sam Perminoff</u>	<u>2201 N. Belmont</u>
<u>Alma S. Callaway</u>	<u>2257 N. Belmont</u>
<u>R. Irene Egbert</u>	<u>2453 N. Belmont</u>

PETITIONERS

Name

Address

Mrs. Stephen Hull	2465 N. Belmont
<del>Stephen Hull</del>	2465 N. Belmont
Mrs. Carol Rouse	2466 N. Belmont
Roy J. Rouse	2466 N. Belmont
Mrs. Harry Stephenson	2551 N. Belmont
R. M. Silver	2552 N. Belmont
Roy Hawk	2533 N. Belmont
Clora R. Hawk	2533 N. Belmont
<del>Linwood</del>	2538 N. Belmont
Luciel A. Jordan	2500 N. Belmont
John M. Weatherly	2482 N. Belmont
Jack Davidson	2482 N. Belmont
Mrs. Gene E. Turner	2501 N. Belmont
Gene E. Turner	2501 N. Belmont
Tom Turner	2501 N. Belmont
Dean F. Murrow	2520 N. Belmont
Don Alan Murrow	2520 N. Belmont

PETITIONERS

Name

Address

Nancy C. Scott	2725 N. Fountain
H. C. Merrow	2745 N. Fountain
Mrs. H. E. Merrow	2745 N. Fountain
Mrs. Helen Roper	2641 N. Fountain
Lawrence M. Roper	2641 N. Fountain
Ellen West	2629 N. Fountain
W. R. Hellingworth	2603 N. Fountain
Mrs. R. F. Hellingworth	2603 N. Fountain
Letty Smith	2600 N. Fountain
Byron Smith	2600 N. Fountain
R. Charles West	2632 N. Fountain
Mrs. Charles M. Curtis	2630 N. Fountain
George Shover	2650 N. Fountain
Laura E. Scott	2725 N. Fountain
Charles E. Baldon	2700 N. Fountain
Charlotte Baldon	2700 N. Fountain
Melvin P. Moorehouse	2710 N. Fountain
William X. Moorehouse	"
Ada E. Wright	2730 N. Fountain
Randall Wright	2730 N. Fountain
Stephens Wright	2730 N. Fountain
Harold E. Wright	2730 N. Fountain
Virginia B. Van	2726 N. Fountain

PETITIONERS

Name

Address

Mr. L. L. (Shirley) Miss	2252 N. Bluff
R Keith Miss	2252 N. Bluff
Walter Grundman	2258 N Bluff
Normie Grundman	2258 N. Bluff
Robert W. Holmes	2246 N. Bluff
Marlene Hants	2263 N. Bluff
Jamie Jenkins	2269 N Bluff
Wendita C Jenkins	2269 N Bluff
Lillian Hicks	2240 N. Bluff
Jerrod H Vase	2307 N, Bluff
Donna L. Paske	2307 N. Bluff
Don E. Osterhout	2325 N. Bluff
Hazel L. Osterhout	2325 N Bluff
William H. Wentz Jr.	2263 N. Bluff
Elizabeth K. Holmes	2246 N. Bluff
Maudie D. Darnett	4001 E 22 <sup>nd</sup>
Cleo M. Darnett	4001 E 22 <sup>nd</sup>
Fred Foy	4009 E. 22nd.
Rosina Foy	4009 E 22 <sup>nd</sup>
Lorraine Breckenridge	2407 N. Bluff
Paul W. W. W. W.	2415 N. Bluff
Ma. Michel Anderson	2419 N. Bluff
E. B. Boykin	2415 N. Bluff

PETITIONERS

Name

Address

Mona Parris	2402 N. Bluff
Dr M. Stubs	2240 N Bluff
Jeff Powell	2314 N Bluff
Jane Powell	2314 N. Bluff
Johnson Powde	2314 N Bluff
L.D. Buckenidge	2407 N. Bluff
Wayne Parris	2402 N. Bluff
Beverly S. Demps	2408 N. Bluff
Conchita Demps	2408 N Bluff
Hester Ductett	2414 North Bluff
Clay R Rucker	4009 E 24 <sup>th</sup>
Paul Reed	3917 - E. 24 <sup>th</sup> St. N.
John W. Reed	3917 E 24 <sup>th</sup> St. N.
Mrs Paul E. Reed	3917 E 24 N.
Dr C H Rhoden	3913 E 24 N
Mrs. C. A. Rhoden	3913 E 24 N
E. Joyce Rucker	4009 E. 24 <sup>th</sup> No.
Mrs Eubanks	2326 N Bluff

PETITIONERS

Name

Address

<u>Olivia Oriss</u>	<u>2400 Gentry</u>
<u>Mrs. Elma Hilbert</u>	<u>2412 Gentry</u>
<u>Blaine L. Chapman</u>	<u>2428 " "</u>
<u>Jack H. Chasman</u>	<u>" "</u>
<u>Blaude Banks</u>	<u>2420 Gentry</u>
<u>F. A. Cleaver</u>	<u>2436 Gentry</u>
<u>C. P. Criss</u>	<u>2400 Gentry</u>
<u>Evangel Harvey</u>	<u>2334 Gentry</u>
<u>Mrs. Vernell Jackson</u>	<u>2326 Gentry</u>
<u>Evans Thomas H. Johnson</u>	<u>2302 N. Gentry</u>
<u>Mrs. Alice Justice</u>	<u>2284 N. Gentry</u>
<u>Mr. Mrs. Godfrey Thomas</u>	<u>2278 N. Gentry</u>
<u>Kenneth Moore</u>	<u>2308 Gentry</u>
<u>Benj H. Brown</u>	<u>2323 N. Gentry</u>
<u>Loy K. Vaerkent</u>	<u>2401 Gentry</u>

PETITIONERS

Name

Address

<u>Edward Couplin</u>	<u>2300 Roosevelt</u>
<u>Mrs. D. Edward Couplin</u>	<u>2300 N. Roosevelt</u>
<u>Sandra A. Petee</u>	<u>2230 N. Roosevelt</u>
<u>Mrs. Mild Wright</u>	<u>2200 No. Roosevelt</u>
<u>Mild Wright</u>	<u>2200 No. Roosevelt</u>
<u>Smith &amp; Ken Smith</u>	<u>2301 N. Roosevelt</u>
<u>Mr. &amp; Mrs. David Alameda</u>	<u>2400 N. Roosevelt</u>

PETITIONERS

Name

Address

Mrs. Hugh W. Gibson	2535 Fenner Place
Hugh W. Gibson	2535 Fenner Place
L. Irene Phillips	2526 Gentry
W. O. Phillips	2526 Gentry
C. H. Wynn	2522 Gentry
Lily R. Wynn	2522 Gentry
(Lynwood) Adams	3827 E. 25 <sup>th</sup>
Louise Adams	3827 E. 25 <sup>th</sup>
Don Cottam	2527 Gentry
Richard L. Cottam	2527 Gentry
Sharon Ann Bliss	2527 Gentry
Harry F. Russell	2506 Gentry
Betty Russell	2506 Gentry
Melvin F. Curry	2503 Gentry
Charles H. Curry	2503 N. Gentry
Garnett Ross, Jr	2556 N. Gentry
Gloria Ross	" "
Frank Howard	2541 N. Gentry
Lucia Howard	2541 N. Gentry
Luther Marshall	2551 Gentry
Nelen Marshall	" "

PETITIONERS

Name	Address
Henny Ulrich, Jr	2245 N. Roosevelt
Jean Ulrich	2245 N. Roosevelt
Neil N. Siben	2255 N. Roosevelt
Patricia A. Siben	2255 No. Roosevelt
A. S. Mack	2315 No. Roosevelt
May A. S. Mack	2315 N. Roosevelt
Lueta D. Terflinger	2250 N. Roosevelt
Margie A. Terflinger	2250 N. Roosevelt
Helen Harris	2253 Gentry
Perry Harris	2253 Gentry
Kenneth Nickel	2231 No. Roosevelt
Janet Williams	2220 N. Roosevelt
Terrance Miller	2220 N. Roosevelt
Mark A. Miller	2220 N. Roosevelt
Quigley Winter	2348 N. Roosevelt
Tom Winter	2348 N. Roosevelt
Augusta Fry	2420 N. Roosevelt
Louis J. Lytton	2351 N. Roosevelt
Jimmie H. Williams	2339 N. Roosevelt
Margene P. Williams	" "
Robert A. Whyte	2319 N. Roosevelt
Judith Dicker	2260 N. Roosevelt
Roger K. Nickel	2271 N. Roosevelt

PETITIONERS

Name

Address

Roberta A. Mittelstaedt	2342 North Yale
James S. Mittelstaedt	2342 N. Yale
James I. Bume	2357 N. Yale
Christa L. Bume	2357 N. Yale
Janet B. Family	3601 E. 24th N.
Robert, Terrence	3601 E. 24
De Van Langford	2335 N. Yale.
Paul M. Scott	2331 N. Yale
Russell E. Dylsbahl	2319 N. Yale
David E. Bernard	2243 N. Yale
Vivian L. Bernard	2243 N. Yale
Agnes A. Taylor	2231 N. Yale
Erding Taylor	2231 N. Yale
Clare N. Paris	5054 N. Yale
Wynonie B. Paris	5054 N. Yale
Joseph E. H. H. H.	2447 N. Yale
Madie R. Willard	2330 N. Yale
De M. M. M.	2320 N. Yale
Carl Spiess	2244 N. Yale
Richard J. J. J.	2232 N. Yale
Pamela Lupton	2233 N. Yale
Shyllis A. Schneider	2221 N. Yale
Thomas M. Schneider	2221 N. Yale

PETITIONERS

Name	Address
Frances J. Dite	2255 N. Yale
Kenneth & Fida	2755 N. Yale
Kay Christopher	2747 N. Yale
Pamela B. Lyle	2266 N. Yale
David E. Lyle	2266 N. Yale
The People's Hospital	2415 N. Yale
D. La Rue Mueller	2425 N. Yale
Paul B. Swartz	2267 N. YALE
M. O. Gross	2415 N. Yale

PETITIONERS

Name	Address
Fred J. Smith	2550 N. ROOSEVELT
Marian J. Middleton	2550 N. Roosevelt
Mrs. Charles Beckel	2558 N. Roosevelt
Judy Lane	2555 N. Roosevelt
W. Gametta Childs	2537 N. Roosevelt
Joseph S. Jones	2531 N. Roosevelt
Helen M. Brewer	2531 N. Roosevelt
Vella Noyes	251 N. Roosevelt
Moseley L. Givens	2509 Roosevelt Ct
Emalya M. Rogers	2527 N. Roosevelt Ct
Richard & Ursula Humberger	2519 N. Roosevelt Ct.
Mr. & Mrs. Richard Zody	2530 N. Roosevelt
Donald & Mary Sue Ford	2520 N. Roosevelt
John M. [unclear]	2500 N. Roosevelt

PETITIONERS

Name

Address

Richard S. Holloway	4129 Brooks
Patricia J. Holloway	4129 Brooks
Mrs. and Mrs. C.P. Frighton	4119 Brooks
Mary W. Greene	4101 Brooks
Joseph O. Greene	4101 Brooks
Jewelhean Alford	4029 Brooks
Robert Alford	4029 Brooks
Dalene M. Porter	2908 N. Fairmount
Virginia L. Sellers	2810 N. Bluff
George L. Sellers	" " "
Virginia L. Grantz	2800 N. Bluff
Ed Grantz	2800 N. Bluff
Frank P. Deane	4026 Brooks
Bessie M. Deane	4026 Brooks
Don W. Bartel	4100 Brooks
Clyden Johnson	4122 Brooks
Ralph Johnson	4122 Brooks
Robin Kelly	4141 Brooks
Warren Kelly	4141 Brooks
Johnella Waldick	4124 Charvon Lane
Mae Bindi McBufford	41 " "
Mrs. Mauda Carson	4108 " "
Mrs. F. E. Harmon	4028 Charvon Lane

PETITIONERS

Name

Address

Francis E. Harman	4558 Charron Lane
Gene Harman	4003 Charron Lane
Frank Harman	4023 Charron Lane
Gertrude Harman	4023 Charron Lane
Francis J. Harman	4209 Charron Lane
Margaret Harman	2407 N. Taylor
Walter Harding	4245 Charron
Joe Harding	" "
See Schirmer	2740 N. Fountain
Henry W. Schirmer	2740 N. Fountain
T. R. Davis	2844 N. Fountain
Bernice S. Davis	" "
Charles F. Stovall	2857 N. Fountain
Jessie Blankenship	3863 N. Fountain
Alb J. Kremer	2901 N. Fountain
Rosetta A. Kremer	2901 N. Fountain
Ernest R. Koblachter	4327 Brooks
Betty Ann Koblachter	4327 Brooks
Lee Young	4500 Charron

PETITIONERS

Name	Address
Belle J. Moore	2628 Iva
Jess W. Moore	2628 Iva
Honey E. Sanders	2634 IWA
Francis Sanders	2634 Iva
Alice Franklin	2640 Iva
Lizzie W. Branson	2646 Iva
Christine Stobley	2653 Iva
Dorothy Bell	2717 Iva
W. F. Steere	2723 N. Iva
H. H. Steere	2723 N. Iva
Mrs. Minnie Moore	2740 Iva
Mrs. Joyce Carter	2734 Iva
Mr. Jim Whitley	2623 Iva
Mrs. Mary Whitley	2623 IWA
Mr. Charles B. Stephens	2617 Iva
Fred R. Tate	2611 N. Iva
Julia Hopkins	2622 N. Iva
Alfred Hopkins	2622 N. Iva
Mrs. Charley Carter	2635 Iva

PETITIONERS

Name	Address
Eugenie A. Perel	4400 E 25 <sup>th</sup> St N
Will M Perel	4400 E 25 <sup>th</sup> St N
John L. Hornsberger	4410 E. 25 <sup>th</sup> St. N.
Elizabeth Hornsberger	4410 E. 25 <sup>th</sup> St. N.
Doris A. Mitchell	2601 7th Pershing
Patricia S. Ott	4520 E. 25 <sup>th</sup>
Danny W Ott	4520 E 25 <sup>th</sup> St
Denise Winston	4610 East 25 <sup>th</sup> St
Elizabeth Winston	4610 East 25 <sup>th</sup> Street
Ronald S McCoy	4620 E. 25 <sup>th</sup> North.
Carolyn McCoy	4620 E 25 <sup>th</sup> N.
Lee J. Lyle	4116 E. 25 <sup>th</sup> No.
Alfred C Emmerich	4726 E 25 <sup>th</sup> N.
Bertha Ann Emmerich	4726 East 25 <sup>th</sup> No.
Ronald J. Yoder	4716 E 25 <sup>th</sup> No
J. St. Hakeman	2606 N. Pershing
Walmal. Hakeman	2606 N. Pershing
Poland G Fosshee	2628 N. Pershing
Kenneth D Padgett	2634 N. Pershing
Donna Padgett	2636 N. Pershing
Catherine A. Palmer	2636 No. Pershing
Elaine M. Fosshee	2638 N. Pershing
Anton T. Wilkie	2642 N. Pershing

PETITIONERS

Name	Address
Walter Kolm	2718 N. Terrace Dr.
Marcia L. Kolm	2718 N. Terrace Dr.
Echra Sharp	2715 N. Terrace Dr.
Rachel L. Sharp	2715 N. Terrace Dr.
Kaulalah De Haas	2715 N. Terrace Dr.
Marnel Buckfield	2728 N. Terrace Dr.
Frank Chappell	4512 Greenbriar Ln
Linda Chappell	4512 Greenbriar Ln.
J. Ponce	4518 " "
Kay Collins	4506 Greenbriar Lane
Patricia M. Collins	4506 Greenbriar Lane
Elizabeth Howell	4503 Greenbriar Lane
Shirley Smith	2723 N. Terrace
Chris D. Smith	2723 N. Terrace
Shirley Siefert	2703 N. Terrace
Janet S. Mellett	2708 N. Terrace
Betty Koch	2704 N. Terrace
Dorance D. Zangher	2731 N. Terrace Dr.
Edward J. Zangher	2731 N. Terrace Dr.

PETITIONERS

Name

Address

<del>James H. ...</del>	2752 N. Pershing
Joan Hutto	2747 N. Pershing
Barbara Knapp	4709 Greenbriar Ln.
Mandi G. Powell	4725 Greenbriar
Tom Powell	4725 Greenbriar
Jay Baker	4722 Greenbriar
<del>William ...</del>	4722 Greenbriar
Robert R. Knapp	4709 Greenbriar
Lenna Smith	4717 Greenbriar
John E. Dicket	2716 N. Dillrose
Carl C. Dicket	2716 N. Dillrose
Phyllis & Warren Broddle	4708 Greenbriar Ln.
William T. Lerral	2728 N. Dillrose
Janet Shintchik	2709 N. Dillrose
Ann W. Nersen	2701 N. Dillrose
Phyllis A. Nickel	2701 N. Dillrose
Miss Sanders	2675 N. Dillrose
Charles P. Overstake	2635 N. Dillrose
Betty A. Overstake	2635 N. Dillrose
Emily Stephens	2631 N. Dillrose
Ann O. Stephens	2621 N. Dillrose
Fery Brown	2612 N. Dillrose
Bob Herring	4704 Greenbriar Ln.

PETITIONERS

Name

Address

M. Jane Krepes	4046 Christy
Ronald R. Kroyer	4046 Christy
Sheila B. Koberow	<del>4029</del> Christy
Mollie Sauren	4043 Christy
Esther Sauren	4043 Christy
Karen Ware	4230 E. 26 <sup>th</sup> St. N.
Elbert Ware	4230 E. 26 <sup>th</sup> St. N.
Jocelyn C. Baust	4300 E. 26 St. N.
Thomas Fausch	4300 E. 26 St. N.
Ruth D. Scheer	4030 E. Christy
Kendall E. Scheer	4030 E. Christy
Wanda M. Scheer	4030 E. Christy
Dana Scheer	4030 E. Christy
Verona Lentsinger (Fries)	2623 N. Dellrose Ave.
Esther H. Perry	2605 Belmont
Carol Friesen	4270 E. 25 <sup>th</sup>

Cedar 11/29

PETITIONERS

Name

Address

John A. Ingers

2703 N. Bluff

Bruce D. Ingers

2703 N. Bluff

Robert D. Ingers

2655 N. Bluff

Kath. Jones

2655 N. Bluff

Annice W. Ingers

2725 N. Bluff

Wm. L. Ingers

2725 N. Bluff

Carl N. Ingers

2741 N. Bluff

Alice L. Gray

2741 N. Bluff

Kenneth L. Ingers

2658 N. Bluff

~~John A. Ingers~~

~~2703 N. Bluff~~

Joyce M. Davis

2650 N. Bluff

Lena D. Ingers

2626 N. Bluff

Lloyd D. Ingers

2601 N. Bluff

Betty G. Ingers

" " "

Hilma D. Ingers

2646 N. Bluff

PETITIONERS

Name

Address

Stewart W.

2726 N. Bluff

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PETITIONERS

Name	Address
Rosal H. Willson	2642 N. Pershing
Kathleen M. Pfister	2635 N. Pershing
Frederick C. Pfister	2635 N. Pershing
Pet. Boyd	2631 N. Pershing
Arthur L. Boyd	2631 N. Pershing
Tom England	2627 N. Pershing
Maud England	" " "
Leslie Steele	2619 N. Pershing
Chas. E. Steele	" "
Dorothy M. Herman	4600 E. 35 <sup>th</sup> N

PETITIONERS

Name	Address
Mrs. Richard E. Brown	2416 N. Fountain
Richard K. Williams	4228 N.E. 24 <sup>th</sup> Street
Miriam K. Williams	4228 E. 24 <sup>th</sup>
Priscilla Angelo	2534 N. Fountain
Constance Remington	2548 N. Fountain
<del>Richard Remington</del>	4231 E. 24 <sup>th</sup> St.
Ruth E. Alyea	2518 N. Fountain
Ben Alyea	" "
Richard H. Chapman	2541 N. Fountain
Gloria W. Fisher	4200 E. 24 <sup>th</sup> St.
Margaret M. Fisher	4500 E. 24 <sup>th</sup> St.

PETITIONERS

Name

Address

<u>Gene Jackson</u>	<u>2707 N. Peabody St. Wichita</u>
<u>Nelda Nickel</u>	<u>2731 N. Peabody St. - Wichita</u>
<u>Albert J. Vargo</u>	<u>2741 N. Delaware, Wichita</u>
<u>Ronni Waters</u>	<u>2749 N. Delaware Wichita</u>
<u>Selma Elwood</u>	<u>4716 Greenbrier Ln - Wichita</u>
<u>Dennis A. Elwood</u>	<u>4716 Greenbrier Ln.</u>

PETITIONERS

Name

Address

<u>The Sterring</u>	<u>4702 Oxford Lane</u>
<u>Louise Wilson</u>	<u>4710 Oxford Lane</u>
<u>Robert E. Wilson</u>	<u>4710 Oxford Lane</u>
<u>Phyllis Burgen</u>	<u>2636 N. Sulline</u>
<u>Mildred Lutz</u>	<u>2636 N. Delaware</u>
<u>James A. Johnston</u>	<u>4710 E 26 N.</u>
<u>Allen W. Johnston</u>	<u>4710 E. 26 No.</u>

PETITIONERS

Name

Address

<u>Estelene Colepoff</u>	<u>2265 North. Huntington</u>
<u>Ernest Colepoff</u>	<u>2265 N. Fairview</u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>



(b) Accessory structures to mobile homes shall conform to the setback requirements as set forth in Title 26 of this code.

4-210. "U" University District. The "U" University District may be mapped as a separate zoning district or as a combined district with any one of the residential or agricultural zoning districts. This district shall not be combined with a business or manufacturing zoning district.

The "U" University District may be mapped as a separate zoning district only when it applies to property owned or leased and used by a college, university or theological school for educational and related purposes.

An area adjacent to a "U" University District may be mapped as a combined district with any one of the residential or agricultural districts only when the Planning Commission has established that the area is logical for development of: (1) expansion of the college, university or theological school; (2) related uses such as dormitories, fraternities and sororities; (3) offices, meeting rooms, laboratories and other facilities for educational, fraternal, professional, religious and research organizations and institutions with a demonstrated relationship to the college, university or theological school; and (4) libraries, art galleries, museums and other cultural facilities that would provide a public benefit by such locations. Such area shall be contiguous with another combined district or "U" District.

When a combined district is mapped, the provisions of the agricultural or residential district shall apply to the property. The permitted uses of the "U" University District may apply to the property only as conditional uses.

4-210(A). Permitted Uses.

- (1) Art galleries, libraries and museums.
- (2) Colleges, universities and theological schools, including their buildings owned or leased for administrative and faculty offices, classrooms, laboratories, chapels, auditoriums, lecture halls, libraries, student, faculty and alumni centers, athletic facilities and dormitories.
- (3) Fraternities and sororities.
- (4) Schools, elementary, intermediate and secondary.
- (5) Lodging and boarding houses.
- (6) Offices, meeting rooms, laboratories and other facilities for educational, fraternal, professional, religious and research organizations and institutions having a demonstrated relationship to the college, university or theological school, provided such uses comply with the performance standards applicable in the M-1 District.
- (7) Parking lots for passenger automobiles accessory to uses permitted in the University District.

4-210(B). Conditional Uses. Any conditional use that may be allowed in the R-3 District may be allowed in the University District.

4-210 (C). Lot Size Requirements.

(1) Minimum lot area:

- (a) Colleges, universities and theological school structures: No minimum requirement.
- (b) Structures providing lodging rooms for unmarried students: 375 square feet per lodging room.
- (c) All other permitted uses and conditional uses: 15,000 square feet.

(2) Minimum lot width:

- (a) Colleges, universities and theological school structures: No minimum requirement.
- (b) All other permitted and conditional uses: 100 feet.

4-210 (D). Bulk Regulations.

(1) When the University District is combined with any other district, then all structures shall comply with the bulk regulations of the district with which the University District is combined.

(2) When the University District is applied as a separate zoning district, then the following bulk regulations shall apply:

- (a) Maximum lot coverage: 30%.
- (b) Maximum floor area ratio: 0.50.
- (c) Minimum setback: 20 feet from each public street and from each lot line that adjoins property located in any residential zoning district, unless a greater distance is required by Section 3-412.