

DATE

COMMITTEE _____

M.A.P.C. *Agreement subject to 7-25-85
partially and other conditions*

B.C.C./B.C.C.-C. *Agreement to 8-20-85
Revised*

B.C.C. *Granted extension to 9-2-86
Feb 20, 1987*

*Approved & cleared
Finance & Plat.
no response to letter.
2-23-87*

DR 85-16 - Alfred M. Tocker, etux. re-
quest special use permit to establish a
fraternity house at the northeast corner
of 21st Street North and Bluff.

POSTED 7-9-85 KC

OK

ACTION

COMMITTEE _____ DATE _____

M.A.P.C. *Approved subject to 7-25-85 platting and other conditions*

B.C.C./B.C.O.C. *Approved to 8-20-85 recorded*

BCC *Granted extension to 9-2-86 Feb 20, 1987*

*Denied & closed.
Failure to plat.
no response to letter.
2-23-87*

DR 85-16 - Alfred M. Tocker, et ux, request special use permit to establish a tractory house at the northeast corner of 21st Street North and Bluff.

DATA SHEET

Z- _____
 SCZ- _____
 CU- _____
 DR- 85-16
 DP- _____

Amend
 Case Filed: 6-26-85
 Associated Case: Z-2709

APPLICATION DATA: Map No. 5750 B

- General Location: At the northeast corner of 21st Street North and Bluff.
- From _____ to _____
- Proposed Use: To Establish a Fraternity House on Property Zoned "AA" One-Family Dwelling District
- DP Name: _____
- Applicant: Alfred M. Tocker, etux.
- Address 1111 North St. Francis, Wichita, Kansas 67214 Phone 265-2613
- Agent: Clark Jackson (Phi Delta Theta Educational Foundation)
- Address 116 North Glendale, Wichita, Kansas 67208 Phone 265-9421

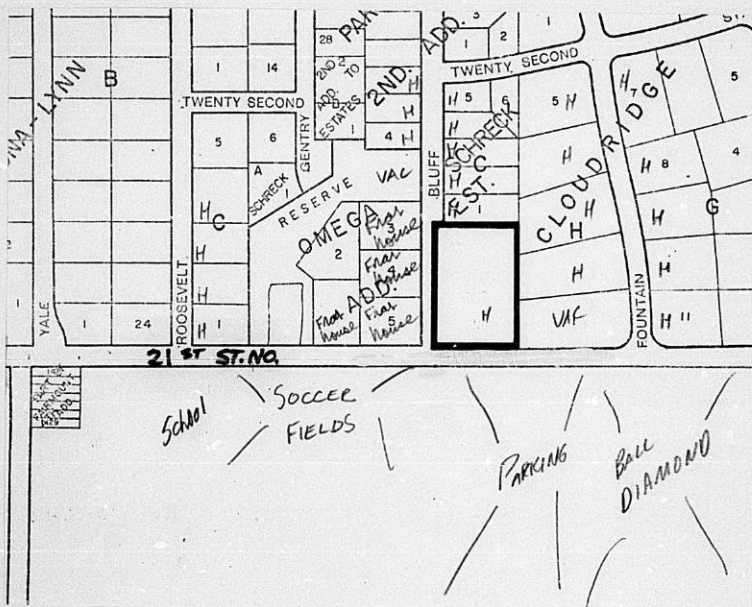
AREA DATA:

- Acres: 2.2 (239.867' ft. by 412' ft.)
- Adjoining Zoning: N "AA" S "U" E "AA" W "U" & "AA"
- Land Use: North Single family East Single family
 South Parking West Fraternity House (3)

PICTURE SHEET

PHOTO DATA:

Taken by _____ Date _____ Time _____



NOTES:

LOS ANGELES, CHICAGO, LOS AN, OK
 McMINN, TX, JACKSONVILLE, GA
 U.S.A.

Speed
 No. 2183c

January 2, 1987

Alfred M. Tocker, M.D.
1111 North St. Francis
Wichita, Kansas 67214

RE: Z-2709 and DR 85-16: Zone Change and Special Permit for fraternity house at the northeast corner of 21st Street North and Bluff.

Dear Dr. Tocker:

The current platting deadline of February 20, 1987, for the above-referenced cases is fast approaching and no plat has ever been submitted. A plat should be submitted immediately if you intend to develop the property as proposed by this zone change and special permit.

If a plat of this property has not been recorded, or is not in the final stages of the platting process, by February 20, 1987, these files will have to be marked denied and closed.

If you have sold this property, please pass this information along to the new owner. If you have any questions, you may call me at 268-4421.

Sincerely,

Louise Olivarez
Senior Planner

LO:blw

cc: Bill Spillman, Columbian Securities, 321 E. William, Suite 700, 67202

Dr. Tocker called 1-5-87 to say Spillman now owns the land.

Planning Agenda Item # _____

City of Wichita
City Commission Meeting
September 2, 1986

Agenda Report # _____

TO: Mayor and City Commissioners

SUBJECT: REQUEST FOR PLATTING TIME EXTENSION FOR CASES Z-2709
AND DR 85-16, LOCATED AT THE NORTHEAST CORNER OF
21ST STREET NORTH AND BLUFF.

INITIATED BY: Metropolitan Area Planning Department *WJ*

AGENDA ACTION: Zoning

Recommendation: Grant a six-month extension.

Background: On August 20, 1985, the Board of City Commissioners approved a zone change from "AA" to "U" and "AA", and also a special use permit for a fraternity house at the northeast corner of 21st Street North and Bluff. The approvals were subject to the property being platted within one year or the cases be considered denied and closed.

The original fraternity which was going to develop the property is no longer involved but another fraternity is negotiating with the owner for purchase of the property. A six-month extension of the platting time has been requested.

Analysis: A representative of the fraternity now negotiating for purchase of the property has stated that the conditions of approval as specified in DR 85-16 regarding such things as maximum square footage of building, maximum number of residents, parking and screening requirements, etc., are acceptable, and that upon completion of the purchase of the property, they will proceed with platting.

Legal Consideration: In accordance with MAPC Policy Statement No. 5, a request for platting time extension when no plat has been submitted requires governing body approval.

Action: Grant a six-month platting time extension to February 20, 1987, for Z-2709 and DR 85-16.

Attachment: August 18, 1986 letter to City Manager
from Alfred M. Tocker, M.D.

cc: Alfred M. Tocker, M.D., 1111 North St. Francis 67214
Bill Spillman, Columbian Securities, 321 East William, Suite 700
67202

Cardiology and Internal Medicine
Alfred M. Tocker, M.D.
Non-Invasive and Invasive Cardiology
Internal Medicine
Japhet G. Joseph, M.D.

Cardiovascular and Thoracic Surgery
Alfred M. Tocker, M.D.
Ernest R. Rodriguez, M.D.



WICHITA CARDIAC CLINIC

Professional Association
1111 N. St. Francis St.
Wichita, Kansas 67214
Phone (316) 265-2613

August 18th, 1986

Mr. Chris Cherches, City Mgr.
City Hall
455 North Main Street
Wichita, Ks. 67202

Dear Mr. Cherches:

We request a 6 month extension of the zoning of the northeast corner and Bluff property (Z-2709). A copy of a letter received from Ms. Louise Olivarez, Senior Planner of the Metropolitan Area Planning Department regarding the zoning of this property is enclosed. There will be a new contract purchaser representing the Delta Epsilon Fraternity which will be consummated approximately September 1st.

Very sincerely yours,

Alfred M. Tocker, M.D.

A
N
T
*
ms

Enc.-1

cc: Ms. Louise Olivarez, Senior Planner
Metropolitan Area Planning Department

Mr. Bill Spillman
Columbian Securities
321 E. William (Suite 700)
Wichita, Ks. 67202

RECEIVED

AUG 19 1986

METROPOLITAN PLANNING
ROUTE _____

WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL - TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202
(316) 268-4561

August 6, 1986

Mr. Clark Jackson
Phi Delta Theta Educational Foundation
116 North Glendale
Wichita, Kansas 67208

C
O
P
Y


RE: Z-2709 - "AA" to "U" & "AA"; DR 85-16 Special Use Permit for Fraternity House. Northeast corner of 21st and Bluff.

Dear Mr. Jackson :

You will recall that the above-referenced cases were approved by the Board of City Commissioners on August 20, 1985, subject to platting the property within one year or the cases be considered denied and closed. The one-year platting time is about to expire and no plat has ever been submitted for review. Would you please let us know your intentions regarding redevelopment of this site. Any request on your part for additional platting time will require City Commission approval.

If I have not heard from you by August 20, 1986, the above-referenced zone case and special use case will be marked "denied and closed - failure to plat".

Sincerely,


Louise Olivarez
Senior Planner

LO:blw

cc: ✓ Alfred M. Tocker, M.D. and Lila R. Tocker, M.D.,
1111 North St. Francis, Wichita, KS. 67214

August 6, 1986

Mr. Clark Jackson
Phi Delta Theta Educational Foundation
116 North Glendale
Wichita, Kansas 67208

RE: Z-2709 - "AA" to "U" & "AA"; DR 85-16 Special Use Permit for
Fraternity House. Northeast corner of 21st and Bluff.

Dear Mr. Jackson :

You will recall that the above-referenced cases were approved by the Board of City Commissioners on August 20, 1985, subject to platting the property within one year or the cases be considered denied and closed. The one-year platting time is about to expire and no plat has ever been submitted for review. Would you please let us know your intentions regarding redevelopment of this site. Any request on your part for additional platting time will require City Commission approval.

If I have not heard from you by August 20, 1986, the above-referenced zone case and special use case will be marked "denied and closed - failure to plat".

Sincerely,

Louise Olivarez
Senior Planner

LO:blw

cc: Alfred M. Tocker, M.D. and Lila R. Tocker, M.D.,
1111 North St. Francis, Wichita, KS. 67214

RECOMMENDATION FROM METROPOLITAN AREA PLANNING COMMISSION
TO BOARD OF CITY COMMISSIONERS

REQUEST FOR ZONING AND SPECIAL USE PERMIT

Z-2709 - ZONE CHANGE FROM THE "AA" ONE-FAMILY DWELLING DISTRICT
TO THE "U" UNIVERSITY AND THE "AA" ONE-FAMILY DWELLING DISTRICTS.

DR 85-16 - SPECIAL USE PERMIT TO ESTABLISH A FRATERNITY HOUSE,
GENERALLY LOCATED AT THE NORTHEAST CORNER OF 21ST AND BLUFF.

The Planning Commission recommends that the application be approved.
(see minutes for full motion)

Gardner moved, Bayouth seconded and it carried unanimously. Crockett was not present. Chisholm was absent.

- ACTION:
1. Concur with the findings of fact of the Planning Commission and approve the zone change and special use permit subject to the conditions of approval and instruct the Planning Department to forward the ordinance for first reading when the plat is forwarded to the City Commission; or
 2. Return the application to the Planning Commission for reconsideration. The City Commission states the following reasons for its action:

CPO ACTION: CPO Council Area "I" voted 3-2 to recommend approval of the request.

DATA AND MINUTES

MAPC Hearing Date: 7-25-85

BCC Hearing Date: 8-20-85

AREA DATA:

Acres: 2.3

Size: 240' x 412'

Reason: For future construction of a fraternity house.

	<u>Land Use</u>	<u>Zoning</u>
Existing	Single-family residence	"AA"
North	Single-family residence	"AA"
South	Parking lot	"U"
East	Single-family residence & vacant	"AA"
West	Sorority houses	"U" & "AA"

History: H 76-18 Request for historic Landmark Designation

5-27-76	MAPC	Moot vote
7-13-76	BCC	Return to MAPC
8-19-76	MAPC	Deny
9-28-76	BCC	Moot vote
10-12-76	BCC	Deny

Applicant: Alfred M. & Lila Rodriguez Tocker, 1111 N. St. Francis, 67214
(Contract purchases: Phi Delta Theta Educational Foundation)

Protestors: Colleen Johnston, 1459 Homestead; William Wentz, 2263 N. Bluff;
John McGee, 2225 N. Fountain; Ernest Chappell, 2265 N. Fountain; Joan Reiss,
2241 N. Fountain.

EXCERPT FROM PLANNING COMMISSION MINUTES OF JULY 25, 1985

LEGAL:

- 9a. Case No. Z-2709 - Alfred M. Tocker, etux. request zone change from "AA" to "U" & "AA" for a tract in the Southeast Quarter of Section 2, Township 27 South, Range 1 East, of the 6th P.M., Sedgwick County, Kansas described as follows: Beginning at the Southwest Corner of the Southwest Quarter of the Southeast Quarter of said Section; thence North 412 feet; thence East 239.867 feet; thence South 412 feet; thence West 239.867 feet to beginning. Generally located at the northeast corner of 21st Street North and Bluff.
- 9b. Case No. DR 85-16 - Alfred M. Tocker, etux. request Special Use Permit for a tract in the Southeast Quarter of Section 2, Township 27, Range 1 East, Sedgwick County, Kansas as follows: Beginning at the Southwest Corner of the Southwest Quarter of the Southeast Quarter of said Section; thence North 412 feet; thence East 239.867 feet; thence South 412 feet; thence West 239.867 feet to beginning. Generally located at the northeast corner of 21st Street North and Bluff.

OLIVAREZ pointed out land use, zoning, and showed slides of the general area. He reviewed the following staff report:

COMMENTS:

The following comments should be considered by the Planning Commission in making findings of fact:

1. The applicant is requesting the "U" University District in combination with the existing "AA" Single-family zoning district for an unplatted 2.3 acre tract of land located at the northeast corner of 21st and Bluff. In conjunction with the rezoning, a special use request has been filed for a fraternity house.
2. Single-family homes are found to the north and east; sorority houses to the west; and a W.S.U. parking lot to the south. Subject site contains a home which in 1976 was nominated for the historic landmark designation because of its historic and cultural background but for which historic designation was denied.
3. Phi Delta Theta Fraternity, contract purchaser of the property, has submitted a proposed site plan which indicates a new, 5,000 sq. ft. house which would provide living quarters for 32 members. Parking for 44 cars is also indicated.
4. The zoning ordinance states that for uses allowed by special permit in the university/residential district, such conditions may be established 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, sign design and location and other similiar restrictions.
5. The property is currently unplatted and, in order to obtain building permits, would have to be platted. Street right-of-way and paving, access controls, and building setbacks would be determined at the time of platting. The applicant may wish to consider vacating Bluff along the west property line and providing a turnaround in the northwest corner of their site.
6. When the special permit for the sorority houses west of this site was granted in 1975, the number of persons residing on the premises in each house was limited to ten; the maximum square footage for each house was limited to 5,000 square feet (not including basements); and parking had to be provided by the University in a lot south of 21st. Since that time, the maximum square footage

allowed for each house has been increased to 6,000 and the maximum number of residents for the house on Lot 2 has been increased to 12.

7. If the zone change is recommended for approval, it should be subject to platting the property into one lot within one year of City Commission approval of the zone change or the case be considered denied and closed and the ordinance establishing the zone change shall not be published until the plat is recorded.
8. If the special permit for a fraternity house is also recommended for approval, it should be subject to the following conditions:
 - a. Completion of Z-2709, including platting.
 - b. The maximum number of houses shall not exceed one and the maximum size of the house shall not exceed 6,000 square feet, excluding basement.
 - c. The maximum number of residents shall not exceed 36.
 - d. The house may be used for a fraternity or a sorority.
 - e. Screening and landscaping shall be provided as specified in the Zoning Ordinance (28.04.160.K) for institutional uses.
 - f. Parking shall be provided as specified in the Zoning Ordinance (28.04.141) for fraternity and sorority houses.

DISCUSSION:

OLIVAREZ stated that the Phi Delta Theta Fraternity, contract purchaser of the property has indicated that they would like to construct a fraternity house of 5,000 square feet and would like to provide living quarters for 32 members. Their plans shows that they will provide 44 parking spaces for that fraternity house. She said that CPO Council Area "I" recommended by a vote of 3-2 that the request be approved. There were some questions raised as to the number of people who would live in the house, and also whether there would be a noise problem for adjacent property owners. Staff recommended that the "U" district was an appropriate zoning district for this area. She added that if the Commission recommended approval of the zone change and/or the special permit, it should be subject to platting the property, because it was unplattd now and they cannot get a building permit without platting. In the platting process, street right-of-way would be required for 21st Street, and consideration could be given to either dedicating the east half of Bluff or perhaps vacating Bluff like they did to the street to the west when Omega Addition was plattd.

CLARK JACKSON, representing the applicant, stated that they were currently in an option contract with the Tockers, the current owners, subject to the successful rezoning. He said that at that point they would begin their fund raising project, and anticipated raising \$500,000 to \$600,000 as their goal. They hope to have the new facility ready for occupancy in the fall of 1987. During that time the property would be plattd, the existing structures would remain until razed or to the beginning of construction. He said that the title would be held by their Endowment Association and controlled by an alumni group that is the housing corporation. The structure would be two stories, the appearance would be residential, and would provide student housing for 32 men which is comparable to competing fraternities. JACKSON said that the fraternity has a tree row on three sides, to the east, west and north sides, all of which would remain. They acknowledged that additional fencing was needed to screen them from the neighborhood. They also agreed that perhaps Bluff should be abandoned and a turn-around provided in the northwest corner of their property which would give much more restricted access into the neighborhood. All entrances and exits to the property would be off of 21st Street. He said that obviously the existing structure was an eyesore and he felt this was the

best use for the property. JACKSON stated that as far as their adjacency to the sororities, they wanted to align themselves with other Greek organizations.

COLLEEN K. JOHNSTON, 1459 Homestead, stated that she owned property on 26th Street North, and has served on CPO Council Area "I" since 1977. She said that 10 years ago when Wichita State University asked the neighborhood for "U" overlay zoning on the north side of 21st Street, Dr. Platt representing the WSU, stated in meetings to the neighborhood, the Planning Commission and the City Commission that the University would ask for no more "U" zoning or move any other University facilities north of 21st Street. Today the University is not asking, but the University's position was neutral, neither for nor against Dr. Platt had said earlier today. She imagined then that this allows the University to say that they were maintained the property. JOHNSTON said that the Drs. Tocker maintained the property minimally. The grounds are minimally maintained, the building is minimally maintained, and no one knows how many persons live in the house at any one time, although it is certainly more than one family. She said that it was, in fact, most of the time a rooming house. The property has been in constantly degenerating condition since the Tockers bought it. She said that the prospective buyers stating that they would maintain it in the same condition was not reassuring. She added that no doubt if this change is not allowed, the Drs. Tocker will, as they have in the past, tell the neighborhood that "if you don't let us get the rezoning that we want, we will sell the property for cheap multi-family housing". JOHNSTON said that this seems to have become the standard line for developers and investment property owners in Wichita, and has been since 1958, for all kinds of property from lots such as this to the larger areas such as the Fairfield community unit plan that the Commission looked at recently and will see again. JOHNSTON asked the Commission to ask themselves today whether they would want a fraternity with 32 live-in and no idea how many non-live-in members next door to their personal and private family residence. She asked the Commission to consider whether allowing these changes and another group dwelling in a neighborhood with other vacant and University owned property. She felt it was just one more step in the degeneration such as occurred in the 1700 blocks between Vassar and Holyoke where now lies only University offices and parking lots.

JOHNSTON pointed out that there were only two area residents present at the CPO meeting.

WILLIAM WENTZ, 2263 North Bluff, stated that they have lived here for 22 years. He said he wanted to point out to the Commission that the notice for the CPO meeting that Mrs. Johnston referred to came very short, and many of them were on vacation and missed both the notice and the meeting. He found this to be true of many of his neighbors. He said that he did a little survey of some of his neighbors on Bluff and most of the people had been there for 20 years, 18 years, or 5 years. Most of them are first and second homeowners in this area. He said that this is a stable neighborhood of single family residences. As residents there, they have appeared several times over the years before this body and others in opposition to various kinds of zoning changes proposed, one of which was to locate Wheat Shocker Hall where Omega Court is today. They opposed that vigorously quite a number of years ago. He said that when the sororities came forth with a proposal a few years ago, they had a number of meetings with the neighbors. They were at first skeptical, some opposed, and finally did not oppose the plan. As owner of the second house north of the sororities, he is not unhappy with what has taken place there. He said that he was disappointed about some of the things that have occurred. For one thing, more people than agreed to have lived in some of the houses on occasion. The screening and buffering were not provided as described, but nevertheless they were content, they are good neighbors and they get along very nicely. WENTZ said the thing that concerns them primarily was the number of people. He felt that 32 people would add a considerable burden, noise, and traffic in the area. WENTZ asked the people in the audience who were opposed to the request to stand.

Ten people stood in opposition to the request.

WENTZ requested that the Planning Commission deny the request.

GARDNER commented that if this 2.3-acre site was platted on common urban standards today with about three single family dwellings per acre, there would be six single family dwellings in there. He said that he did not know if Mr. Wentz wanted to debate how many people live in a house anymore, but if they were dealing on a normal family basis in that neck of the woods, 3 to 4 people per house was not unusual. He granted that they were dealing with a slight increase over 24 to 28 people, however, with that large a site, and if construction was confined to the southerly portion or if they created some separation from the existing residential neighborhood by utilizing landscaping, fencing and some other mechanisms to establish a little more distance or something of that nature, he asked if something could be worked out to accommodate them. GARDNER stated that there was a peculiar relationship between the University and the residential community to the north. It borders on a love-hate relationship. There is a fairly high University population in the neighborhood, but that site has certainly not been redeveloped otherwise over the years. He did not feel that this would be a detriment to the neighborhood of a major proportion.

WENTZ said that if the property was platted into several residences and people built houses and moved there, there would be no opposition from the community. To put an apartment there, there would be a lot of opposition. WENTZ pointed out that sorority and fraternity life was different from than a family. Everyone has a car in that situation. There is a lot more transient movement. WENTZ agreed that there was a lot of relationship between the University and the neighborhood, he was a member of the faculty. He said that half the people in the block were either on the faculty or staff, but with 32 people living in the house does not mean 32 members. There are 55 members in the fraternity presently and this is a lot of traffic.

GARDNER stated that the University has for years suffered as a stepchild in the State educational system regardless of the fact that it was a quality institution and had a great deal to offer. It has also suffered somewhat from being an urban facility which has had a very minimal live-on campus population, and in that regard it does not have as much a sense of camaraderie as an alumni association as compared to some of the other schools that are not quite up to the same caliber. He said that it would be nice to see the University and the neighborhood be able to reach a level of accommodation so that they could perhaps at one time in a number of years have a Greek institution or a Greek facility that at least had a small resident population, and candidly, 10 people was pretty small. He said that if you deal with other campuses around the country and look at the housing accommodations there, this is not at all out of line. GARDNER said that he had trouble perceiving how the community and its relationship cannot find a way to accommodate.

WENTZ said that Gardner's point was well-taken. WSU was not by and large a live-in campus. The fraternities and sororities have not had the kind of live-in population that other campuses have, and he had no quarrel with that being done and provided in the proper setting, but would like to see it somewhere else.

JOHN MCGEE, 2225 North Fountain, stated that he had multiple concerns about a fraternity house of the size and of the design that is presently proposed being built on the proposed rezoned area. He was also concerned about the density of 32 people in a house of 5,000 square feet. He said that obviously in a fraternity there is a rather large public area, which indicates that there would be a large number of people in a relatively small area. He said they were asking for 44 parking spaces, but yet it was found out that there were over 50 members, and in fact, if non-fraternity members were added, you will find that there would be even additional people in that house, in that area much of the time. He said that many people in that confined of an area are going to generate a lot of noise, and frankly that is the way it is. He pointed out that most of the Commissioners had been to college

and he has been to college, and they know what college life is like. College life is a lot of fun and it generates a lot of noise, yet this is in an area of basically single family residences and it simply is not appropriate for the noise. He asked how were they going to create a buffer? He said that the buffer presently is existing around the sororities on the west only because of the partially vacant lot which is an eyesore. He asked if they were going to exchange one eyesore for something that causes even greater problems, and he believed that it would cause greater problems; the traffic on 21st Street if nothing else. He said that he comes from the west and turns east going down 21st Street and has to turn left to go into Fountain. He said that was a problem, a major problem. The turning lane is backed up along 21st Street constantly with traffic from the west going east. The main campus is not east of this building, it is west of this building. Therefore the traffic would be coming mainly from the west, and they are asking that they basically have two curb cuts off of 21st Street into this area. He said that would eliminate some of the problem, because it is impossible to back onto 21st Street. At the same time, if as the Commission has indicated, they want to change 21st Street into an even better arterial road, the more curb cuts and the more traffic, especially cross-traffic on 21st Street, and he believed that a substantial portion of it would be cross-traffic, that is traffic going from west to east, then they are defeating that entire purpose. It simply will not be there.

McGEE stated that the neighborhood was told that the applicants are proposing a two-story house plus a basement. He pointed out that there were not two-story houses in this area, not even the sororities are two-story houses; the house would tower over everything and presumably the sleeping area would be in the top story, therefore the light, noise, and everything else was going to come from the top story. The top story was going to surround everything by being higher than anything else, therefore it was their belief that the noise, light and everything else would carry, and it would carry quite a distance.

McGEE pointed out that the lot to the east of the proposed rezoning area, Lot 1, was still vacant. It is presently zoned single family, just as all of the other surrounding lots are, and undoubtedly, once they go to an intensive use on the proposed rezoned area, it would be very little reason not to grant some intensive use on the lot next door to them. Once that is done, what they would have destroyed was basically the non-commercial area along the north side of 21st Street between the area where the cemetery stops after Hillside, and that area of 21st and Oliver. To destroy that area and make it commercial as all other parts of 21st Street are effectively between Hillside and all the way to Woodlawn with minor exceptions, is to change the whole character of that neighborhood. He said that he did not think that was a character of the neighborhood that should be changed. These are expensive single family homes on both sides of Fountain, and to have a fraternity house literally next door with the noise, the type of traffic, and with all of the other conditions of a fraternity house, this simply is not the place to put a house of this density in Wichita at this time.

CROCKETT commented that Mr. McGee and other speakers have said they felt that a fraternity house in that location was certainly incompatible with single family uses in the neighborhood. He said that he was familiar with a number of different campuses; among them are Boulder, Colorado and Lawrence, Kansas, and the fraternities and sororities on those campuses exist very well with their neighbors, some of which were very expensive single family homes. He said that he has trouble with the premise that these are two apparently incompatible uses. He said that there were certain mechanical features that have been mentioned, like traffic, which can be addressed, but the premise that that usage was so incompatible with single family, he asked McGee if he was familiar with the campuses he was talking about.

McGEE said yes he was, in fact he had attended KU and received three degrees from the University. He was also aware that what they did at the University of Kansas was to localize the fraternities and sororities into specific areas. He said that all of the non-localized areas were ones that had existed for long, long periods of time, and he

would agree that there were ones like that. To the extent that they are successful, if you talked to the neighborhood, at best you would have a very uneasy truce, and he was talking in terms of what goes on in a fraternity or sorority house, which is no different from what goes on in a college dormitory. He said that they were not talking about fraternities being bad, they were talking about putting 32 college students in the middle of a neighborhood and asking them to adopt the values of families, of mature individuals in that neighborhood, who have property there and who are staying there for years, who have been there for years, and who will say what happens to that neighborhood four years later which most college students in a fraternity or sorority will never see again. They are talking about single family houses as being what keeps neighborhoods going. If they turn it all into fraternities or sororities, they have no neighborhood.

GOEBEL commented that it was amusing to him that three people showed up at the CPO meeting all in favor of the request, and now there are 15 to 20 people present in opposition to the application. He asked if they had something against the CPO or did somebody rile them up afterwards.

McGEE said that it was several things. One, the notice that they received said "rezoning for a fraternity house". It was not known at that time that there were going to be 32 people in it. The density of the type that is presently in the sorority area right next door to it would not arouse the neighborhood. They are not saying "no Greek houses under any circumstances". They are saying "32 people are an awful lot of people to pack into one small area". Secondly, the notices came out on Friday. The CPO meeting was the following Tuesday night. Again, because of the notice requirement being only 14 days, it took awhile for the information to get around as to exactly what was being proposed. Most of that information came out of the CPO meeting. It was not until that point in time that everyone knew exactly what was happening. The mere notice of a zoning change does not tell you much, and by the time the inquiries were made and the information was obtained, the CPO meeting was over.

Considerable discussion was held between the Commissioners and Mr. McGee.

ERNEST CHAPPELL, 2265 North Fountain, felt there was a misunderstanding of some kind. He said that he did not come to speak before the Commission today, but felt he should because Mr. McGee has lived in the area only 7 months, but he has lived in his house for 30 years. He said the one thing they keep talking about was the density of the proposal, and one reason people are concerned about the density was that the whole Cloudridge area was platted on one-acre lots; one-story nice homes from \$100,000 on up, and the people who built them and purchased them were interested in a low density area. He said that he would find fault if they were going to build a fraternity house that was going to have 10 or 12 boys in it, and he was a fraternity man and lived in a house that had 60 members. It was not on the campus of Wichita State University. He said that another problem, and it was mentioned by members on the bench, was that they could not understand the relationship that exists between the University expanding and the people north, the way they feel about it. He said that one thing that has caused consternation for the people that live north, is that there is about 80 acres of vacant land right across the street on the south side of 21st Street that is now being used by a very few students and a very few members of the faculty, and is owned by the University so that they can bat little white golf balls around in the weeds. He said that if they wanted to expand, there is a lot of room out there. Why do they have to encroach on somebody that has spent all of their life building, maintaining and paying for a home that they dearly love. He mentioned the fact that the CPO Council voted 3-2 in favor of the request. He said that you can't change that but felt it needed an explanation. CHAPPELL said that he had to attend another meeting that evening. He took his wife to the CPO meeting and forgot to tell her how to vote. She was adamantly against this when she went to the meeting until she learned that one of their sons was a charter member of the fraternity that is trying to build the house, and she

changed her mind. He said that he has not got it changed back, but if the Commission approves this, there is going to be a hell of a problem in the Chappell family.

JOAN REISS, 2241 North Fountain, stated that they were opposed to having the zoning change for the use of 35 people, and the parking lot for 44 cars, primarily because of the noise level. She said she was sure with that many cars and that many people it would be noisy and would be a problem. She felt that there was surely an area in which they could build this type of fraternity house where there were not as expensive homes as they have here.

GARDNER stated that he saw a person in the audience who has on occasions spoken about University planning, and he would be interested in Dr. Platt's comments on the compatibility of this proposal if he was so inclined, and if it does not present a problem for him.

GEORGE PLATT, Associate Vice President of Planning for Wichita State University, stated that 10 years ago they spent a lot of time with the Planning Commission about the University zoning category, and then in September 1975 they were back with the request for the University district to move the sororities north of the campus. He said that his position was one that he has to state very carefully. He said that when they worked with the Planning staff, and ultimately with the Planning Commission on the zoning ordinance, it was because the University was in the position of wanting to move some sororities who were located in the middle of the campus. They had purchased the land and had agreed, as part of the purchase, that they would help them move as a group. The property that they were most interested in became the Omega Addition. In the process of working with the neighborhood group, getting their support for both the new zoning concept and for ultimately the special use permits, they told the neighborhood that the University would not move fraternities into that area. Therefore the University cannot support this request. He said that he wanted to make it perfectly clear also that the request was coming to the Commission from private citizens. There is no reason why the fraternity must seek University approval for a move.

GARDNER commented that the University holdings had been so sacrosanct over the years in terms of what has been allowable or not allowable as to both uses and potential construction. He said that it was his understanding that the ability to construct additional buildings along the eastern edge of the urbanized campus, or into the westerly edge of the golf course area, was nearly an impossibility. He said that it was his understanding that property was simply not available for this kind of development in that area.

PLATT said that the University has not, up to the present time, been interested in relinquishing any property between Oliver and Hillside, and 17th and 21st Street, to non-complete University uses, such as housing for fraternities and sororities. He said that was always something that can change, but that has been their position for the past 16 years.

BAYOUTH said that he saw nothing wrong with putting the fraternity house at this location. They have to build somewhere.

MOORE commented that he would vote for the request because he felt it would be an asset to the community.

MOTION: Having considered the factors as contained in Policy Statement No. 10; taking into consideration the character of the neighborhood; the zoning and uses of nearby properties, particularly the W.S.U. athletic facilities to the south; the suitability of subject property for the use proposed due in part to its large size; and the recommendation of staff; I move that we recommend to the governing body that the zone change be approved subject to platting the property into one lot

within one year of City Commission approval of the zone change or the case be considered denied and closed and the ordinance establishing the zone change shall not be published until the plat is recorded; and that the special use permit for a fraternity house be approved subject to the following conditions:

- a. Completion of Z-2709, including platting.
- b. The maximum number of houses shall not exceed one and the maximum size of the house shall not exceed 6,000 square feet, excluding basement.
- c. The maximum number of residents shall not exceed 36.
- d. The house may be used for a fraternity or a sorority.
- e. Screening and landscaping shall be provided as specified in the Zoning Ordinance (28.04.160.K) for institutional uses.
- f. Parking shall be provided as specified in the Zoning Ordinance (28.04.141) for fraternity and sorority houses.

Bayouth moved, Crockett seconded.

HANSEN commented that she was having a real hard time making a decision. She said that normally she felt a real concern for a neighborhood that was getting an encroachment of noise, traffic or whatever that was going to distort, but she was having a hard time with this because it was on a major arterial, it is right across from the University, right next door to a sorority, and she was very hard pressed to look at a list of reasons to deny, given the facts that she was looking at on the map. She said that the Planning Commission has regular legal rules by which they make a decision, and given that general area, she would be hard pressed to rationalize.

GARDNER felt that the relationship between the University and the adjacent residential community was one that occasionally extracts a good rapport. There is a stadium with activities that are supported by the community and generate a much higher volume of traffic than could be contributed to strictly student population. You find a number of factors that impact the neighborhood in a fashion that have not, at least in terms of the residents' views, been of such a nature that they have chosen to move or seemingly experienced damage. He felt that the density level that they are dealing with on a residential occupancy, if they use a maximum number of 36 residents, is approximately 18 per acre, or slightly less than that, and is all in keeping with the single family residential zoning category in terms of traditional residential occupancies found in developing urban areas. He felt that they encounter specific difficulties when they practice an overt level of discrimination between types of people, regardless of their age, religion or ethnic background, and candidly, he believed that if they were going to invoke a zoning policy that is predicated upon discrimination, then they are courting a major difficulty there. GARDNER said that he did not find sympathy with a neighborhood situation that has such a close relationship by saying a few more kids are a bad thing. It just does not hold water in terms of being logical.

VOTE ON THE MOTION: It carried unanimously. Chisholm was absent.

July 26, 1985

Mr. Clark Jackson
116 N. Glendale
Wichita, Ks. 67208

Re: Z-2709 - "AA" to "U" & "AA"
DR 85-16 - Special Use Permit
for a Fraternity House - North-
east corner 21st and Bluff.

Dear Mr. Jackson:

At its regular meeting on July 25, 1985, the Metropolitan Area Planning Commission considered the above-captioned zone change and special use requests. The action of the Planning Commission was to recommend that the zone change be approved subject to platting the property into one lot within one year of City Commission approval of the zone change or the case be considered denied and closed and the ordinance establishing the zone change shall not be published until the plat is recorded. The special use permit for a fraternity house was also recommended for approval subject to the following conditions:

- a. Completion of Z-2709, including platting.
- b. The maximum number of houses shall not exceed one and the maximum size of the house shall not exceed 6,000 square feet, excluding basement.
- c. The maximum number of residents shall not exceed 36.
- d. The house may be used for a fraternity or a sorority.
- e. Screening and landscaping shall be provided as specified in the Zoning Ordinance (28.04.160.K) for institutional uses.
- f. Parking shall be provided as specified in the Zoning Ordinance (28.04.141) for fraternity and sorority houses.

These cases will be forwarded to the Board of City Commissioners for consideration at their regular meeting on August 20, 1985, this meeting to be held in the City Commission Meeting Room, First Floor, City Hall, 455 North Main, Wichita, Kansas. We would remind you that Planning items are considered after all other matters of business.

This is a reminder that the zoning notification signs should now be removed from the property. If you have any questions concerning this matter, please contact our office.

Sincerely yours,

Louise Olivarez
Senior Planner

LO:sd

cc: Drs. Alfred M. & Lila R. Tocker, 1111 N. St. Francis, Wichita 67214
William Wentz, 2263 N. Bluff, Wichita 67220
John McGee, 2225 N. Fountain, Wichita 67220
Ernest Chappell, 2265 N. Fountain, Wichita 67220
Joan Reiss, 2241 N. Fountain, Wichita 67220
Colleen Johnston, 1459 Homestead, Wichita 67208

THE CITY OF WICHITA

OFFICE OF Citizen Participation DATE July 17, 1985

TO Jack Galbraith, Chief Planner, Current Plans

FROM Barry L. Carroll, Administrative Aide III

SUBJECT Z-2709 and DR 85-16: Northeast
 corner of 21st Street North and Bluff

On Tuesday, July 16, CPO Council "I" considered the above captioned case, a request for a zone change from the "AA" One-Family Dwelling District to the "U" University District and the "AA" One-family Dwelling District and a special use permit to establish a fraternity house. Council members were provided the notice to adjoining property owners, and a map of the area. After extensive discussion, the Council voted 3-2 to recommend approval of the request.

The agent, Clark Jackson, was present to describe the request and respond to questions from the Council. There were three citizens in attendance and all were supportive of the request.

Colleen Johnston opposed the request due to the location of the proposed building that will be next to a residential neighborhood. Kelly Johnston expressed concerns regarding the proposed number of residents (32) being adjacent to a neighborhood and the likelihood of noise, trash and congestion.

Please provide the Council's recommendation to the MAPC and City Commission when when case Z-2709 and DR 85-16 is considered.

Barry L. Carroll
Barry L. Carroll
Administrative Aide III

BLC:dm

Noted:

Annie K. Montgomery
Annie K. Montgomery
CRS Director

RE: AGENDA ITEM NO. 9a+b

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING DEPARTMENT

Z-2709 - ZONE CHANGE FROM THE "AA" ONE-FAMILY DWELLING DISTRICT TO THE "U" UNIVERSITY AND THE "AA" ONE-FAMILY DWELLING DISTRICTS

6

DR 85-16 - SPECIAL USE PERMIT TO ESTABLISH A FRATERNITY HOUSE. Generally located at the northeast corner of 21st and Bluff.

MAPC HEARING DATE: 7-25-85

Acres: 2.3

Size: 240' x 412'

Reason: For future construction of a fraternity house.

	<u>Land Use</u>	<u>Zoning</u>
Existing	Single-family residence	"AA"
North	Single-family residence	"AA"
South	Parking lot	"U"
East	Single-family residence & vacant	"AA"
West	Sorority houses	"U" & "AA"

History: H 76-18 Request for historic Landmark Designation
 5-27-76 MAPC Moot vote
 7-13-76 BCC Return to MAPC
 8-19-76 MAPC Deny
 9-28-76 BCC Moot vote
 10-12-76 BCC Deny

Applicant: Alfred M. & Lila Rodriguez Tocker, 1111 N. St. Francis, 67214
 (Contract purchases: Phi Delta Theta Educational Foundation)

COMMENTS:

The following comments should be considered by the Planning Commission in making findings of fact:

1. The applicant is requesting the "U" University District in combination with the existing "AA" Single-family zoning district for an unplatted 2.3 acre tract of land located at the northeast corner of 21st and Bluff. In conjunction with the rezoning, a special use request has been filed for a fraternity house.
2. Single-family homes are found to the north and east; sorority houses to the west; and a W.S.U. parking lot to the south. Subject site contains a home which in 1976 was nominated for the historic landmark designation because of its historic and cultural background but for which historic designation was denied.
3. Phi Delta Theta Fraternity, contract purchaser of the property, has submitted a proposed site plan which indicates a new, 5,000 sq. ft. house which would provide living quarters for 32 members. Parking for 44 cars is also indicated.
4. The zoning ordinance states that for uses allowed by special permit in the university/residential district, such conditions may be established 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, sign design and location and other similar restrictions.

5. The property is currently unplatted and, in order to obtain building permits, would have to be platted. Street right-of-way and paving, access controls, and building setbacks would be determined at the time of platting. The applicant may wish to consider vacating Bluff along the west property line and providing a turnaround in the northwest corner of their site.
 6. When the special permit for the sorority houses west of this site was granted in 1975, the number of persons residing on the premises in each house was limited to ten; the maximum square footage for each house was limited to 5,000 square feet (not including basements); and parking had to be provided by the University in a lot south of 21st. Since that time, the maximum square footage allowed for each house has been increased to 6,000 and the maximum number of residents for the house on Lot 2 has been increased to 12.
 7. If the zone change is recommended for approval, it should be subject to platting the property into one lot within one year of City Commission approval of the zone change or the case be considered denied and closed and the ordinance establishing the zone change shall not be published until the plat is recorded.
 8. If the special permit for a fraternity house is also recommended for approval, it should be subject to the following conditions:
 - a. Completion of Z-2709, including platting.
 - b. The maximum number of houses shall not exceed one and the maximum size of the house shall not exceed 6,000 square feet, excluding basement.
 - c. The maximum number of residents shall not exceed 36.
 - d. The house may be used for a fraternity or a sorority.
 - e. Screening and landscaping shall be provided as specified in the Zoning Ordinance (28.04.160.K) for institutional uses.
 - f. Parking shall be provided as specified in the Zoning Ordinance (28.04.141) for fraternity and sorority houses.
-

CASE NO. Z-2709
(Associated Case No. DR 85-16)

- | | |
|----|------------------------------------------------------------------------------------------------|
| 22 | "Notices to adjoining property owners mailed on
for MAPC meeting on <u>July 25, 1985</u> ." |
| 2 | One each to Applicant(s) and Agent(s). |
| 3 | One each to CPO, Don Schneider and Karen Crook. |

27	TOTAL
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WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING COMMISSION
CITY HALL, TENTH FLOOR, 455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688

July 11, 1985

NOTICE OF PUBLIC HEARING

Case No.: Z-2709 and DR 85-16.

Location: At the northeast corner of 21st Street North and Bluff.

Address: 4000 East 21st Street North.

Request: Zone Change from the "AA" One-Family Dwelling District to the "U" University District and the "AA" One-Family Dwelling District; and, a Special Use Permit to Establish a Fraternity House.

A public hearing to consider the above noted request has been scheduled before the Wichita-Sedgwick County Metropolitan Area Planning Commission (MAPC) on

JULY 25, 1985

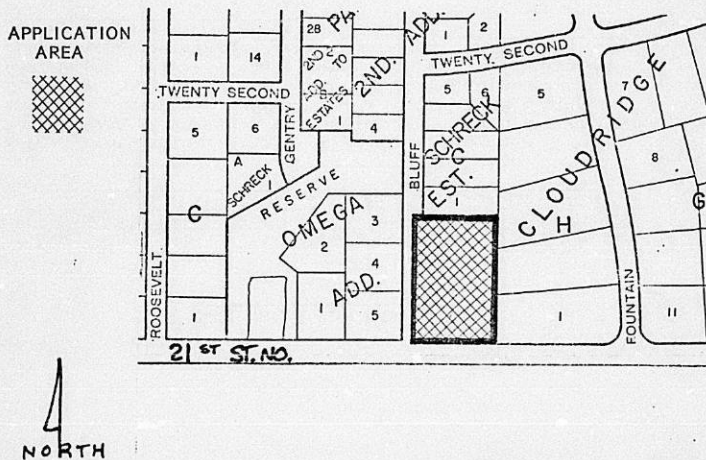
The meeting will begin at 1:30 p.m. in the City of Wichita City Commission Meeting Room, First Floor, City Hall, 455 North Main, Wichita, Kansas.

As an owner or occupant of property in the area, you have the right to appear at the MAPC meeting, either in person or by agent or attorney, to support or oppose this request. If you have no interest in or objection to the request, you have no obligation to appear at the public hearing.

The Citizen Participation Organization (CPO) neighborhood council will consider this case for the purpose of making a formal recommendation to the MAPC and City Commission. If you have an interest in this case, you are encouraged to express your thoughts at your CPO Council meeting. The date, time and location of the CPO meeting may be obtained by calling 268-4516.

If you have any questions or wish additional information, please call 268-4421.

WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION



SEE REVERSE SIDE

LEGAL DESCRIPTION OF THE AREA PROPOSED TO BE CHANGED

CASE NO. Z-2709 & DR 85-16

Zone Change from the "AA" One-Family Dwelling District to the "U" University District and the "AA" One-Family Dwelling District; and a Special Use Permit to Establish a Fraternity House

A tract in the Southeast Quarter of Section 2, Township 27 South, Range 1 East, of the 6th P.M., Sedgwick County, Kansas described as follows: Beginning at the Southwest Corner of the Southwest Quarter of the Southeast Quarter of said Section; thence North 412 feet; thence East 239.867 feet; thence South 412 feet; thence West 239.867 feet to beginning. Generally located at the northeast corner of 21st Street North and Bluff.

DISTRICT	NAME OF DISTRICT AND USES PERMITTED (FOR COMPLETE REGULATIONS AND EXCEPTIONS - SEE TEXT OF ORDINANCE)	
AA	ONE FAMILY DWELLINGS	One family dwellings, parks, schools, libraries, golf courses, nurseries, churches
A	TWO FAMILY DWELLINGS	Uses permitted in "AA" district and two family dwellings, care homes (5 or less)
RB	FOUR FAMILY DWELLINGS	Any use permitted in "AA" or "A" districts and four family dwellings
R-5	GENERAL RESIDENCE DISTRICT	Any use permitted in more restrictive districts and multiple family dwellings. Density: 17.5 dwelling units per acre
R-6	GENERAL RESIDENCE DISTRICT	Any use permitted in more restrictive districts and multiple family dwellings. Density: 29 dwelling units per acre
B	MULTIPLE FAMILY DWELLING	Any use permitted in more restrictive districts and multiple family dwellings, boarding houses, medical offices, hospitals, greenhouses, parking lots. Density: 75 dwelling units per acre
BB	OFFICE DISTRICT	Any uses permitted in more restrictive districts any general offices, medical laboratories
OC	OFFICE COMMERCIAL DISTRICT	Offices, limited retail and service uses operated within a building, and residential use as permitted in the "R-5" district
LC	LIGHT COMMERCIAL DISTRICT	Any use permitted in more restrictive districts and purely retail business operated in a building
C	COMMERCIAL DISTRICT	Uses permitted in more restrictive districts and other uses not offensive because of dust, noise, odor or smoke
E	LIGHT INDUSTRIAL DISTRICT	All industrial and commercial uses except those most offensive because of noise, dust, odors and smoke; and except residential uses
F	HEAVY INDUSTRIAL DISTRICT	Any use, some conditional upon specific approval of City Commission; except residential uses

Most Restrictive

Least Restrictive

Special Districts

D	CENTRAL BUSINESS DISTRICT	Those uses permitted in the "C" district and more restrictive districts and other uses not offensive because of dust, noise, odor or smoke
Q	MOBILE HOME	Mobile home park when complying with Title 26 of the City Code, schools, churches, parks, day nurseries, home occupations
U	UNIVERSITY	Universities, colleges, seminaries and other institutions of learning and related uses
CUP	COMMUNITY UNIT PLAN	Commercial/residential. Permits those uses approved as part of a total development plan

CASE NO. DR 85-16

Special Use Permit to Establish a Fraternity House
on Property Zoned "AA" One-Family Dwelling District 000000

Tract in the Southeast Quarter of Section 2, Township 27, Range 1 East, Sedgwick County, Kansas as follows: Beginning at the Southwest Corner of the Southwest Quarter of the Southeast Quarter of said Section; thence North 412 feet; thence East 239.867 feet; thence South 412 feet; thence West 239.867 feet to beginning. Generally located at the northeast corner of 21st Street North and Bluff.

APPLICATION FOR SPECIAL PERMIT

WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION

DR 85-16

This is an application for a Special Permit. The form must be completed and filed at the Planning Department, Tenth Floor, City Hall, 455 North Main Street, Wichita, Kansas, in accordance with directions on the accompanying instruction sheet. AN INCOMPLETE APPLICATION CANNOT BE ACCEPTED. (Assoc. Z-2709)

- 1. Name of applicant or applicants and/or their agent or agents. All owners of all property requested to be considered in this application must be listed in this item.

A. APPLICANT ALFRED M TOCKER LILA RODRIGUEZ TOCKER
ADDRESS 111 W. ST FRANCIS Zip Code 67214 PHONE 265-2613
AGENT CLARK JACKSON (Phi Delta Theta Educational Foundation)
ADDRESS 116 N. Calendale Wichita Zip Code 67208 PHONE 265-2613

B. APPLICANT
ADDRESS Zip Code PHONE
AGENT
ADDRESS Zip Code PHONE

C. APPLICANT
ADDRESS Zip Code PHONE
AGENT
ADDRESS Zip Code PHONE

(Use separate sheet if necessary for names of additional applicants).

- 2. a. The applicant proposes to establish a Fraternity house (use) on property legally described as Lot(s) , Block(s) of the Addition.

(If appropriate, metes and bounds description may be provided in the space below or on an attached sheet).

Tract in the southeast quarter of Section 2, Twp. 27, Range 1 East, Sedgewick County, KS; Beginning at the Southwest Corner of the Southwest Quarter of the Southwest Quarter of said Section; thence North 412'; thence East 239.867'; thence South 412'; thence West 239.867' to beginning

- b. There are 2.2 acres (round to nearest tenth) in the above described property.

FOR OFFICE USE ONLY

Map No. 5150 B Zoning (N) AA (S) U (E) AA (W) U-AA MAPC 7-25-85

in association with zone case

3. THIS PROPERTY IS LOCATED AT (ADDRESS) 4000 E. 21st

THE GENERAL LOCATION IS (USE APPROPRIATE SECTION)

A. AT THE Northeast CORNER OF 21st AND Bluff, OR

B. ON THE _____ SIDE OF _____ (AVE.) STREET BETWEEN _____ (AVE.) STREET AND _____ (AVE.) STREET.

4. THE PROPERTY INCLUDED IN THIS APPLICATION IS ZONED _____ (ZONING DISTRICT CLASSIFICATION).

5. I REQUEST THIS SPECIAL PERMIT FOR THE FOLLOWING REASONS:
future construction of fraternity house.

6. I(WE), THE APPLICANT(S), ACKNOWLEDGE RECEIPT OF THE INSTRUCTION SHEET EXPLAINING THE METHOD OF SUBMITTING THIS APPLICATION. I(WE) REALIZE THAT THIS APPLICATION CANNOT BE PROCESSED UNLESS IT IS COMPLETELY FILLED IN; IS ACCOMPANIED BY A CURRENT ABSTRACTOR'S CERTIFICATE AS REQUIRED IN THE INSTRUCTION SHEET; AND IS ACCOMPANIED BY THE APPROPRIATE FEE. I(WE) FURTHER CERTIFY THAT THE FOREGOING INFORMATION IS TRUE AND CORRECT TO THE BEST OF MY (OUR) KNOWLEDGE. I(WE) ACKNOWLEDGE THAT THE BOARD OF CITY OR COUNTY COMMISSIONERS SHALL HAVE AUTHORITY TO IMPOSE SUCH CONDITIONS AS IT DEEMS NECESSARY IN ORDER TO SERVE THE PUBLIC INTEREST AND WELFARE.

BY [Signature]
APPLICANT'S SIGNATURE
Alfred M. Tucker

BY [Signature]
AUTHORIZED AGENT (IF ANY)
Philomena Educational Foundation (contract purchaser)

7. OFFICE USE ONLY

This application was received at the Planning Department at 3:00 (AM, PM) on 6-26-85 (day, month, year). It has been checked and found to be complete and accompanied by required documents and the appropriate fee of \$ 303.00.

receipt and ownership list in Z-5709

T. SMYTHE Name
SR. PLANNER Title

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING COMMISSION
CITY HALL, TENTH FLOOR, 455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688

July 11, 1985

NOTICE OF PUBLIC HEARING

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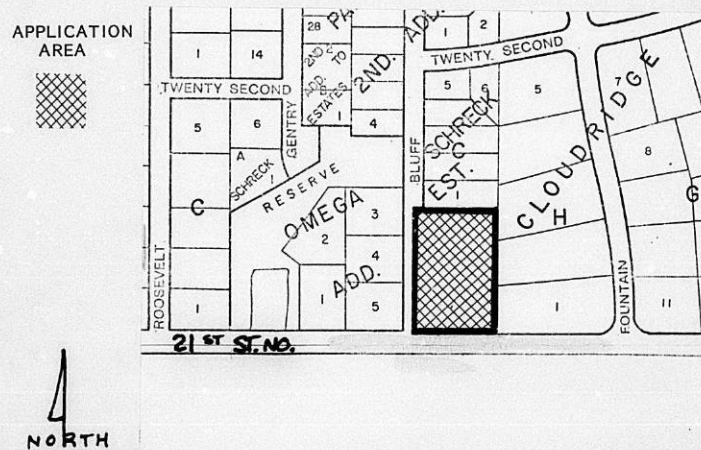
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BLUFF AVENUE

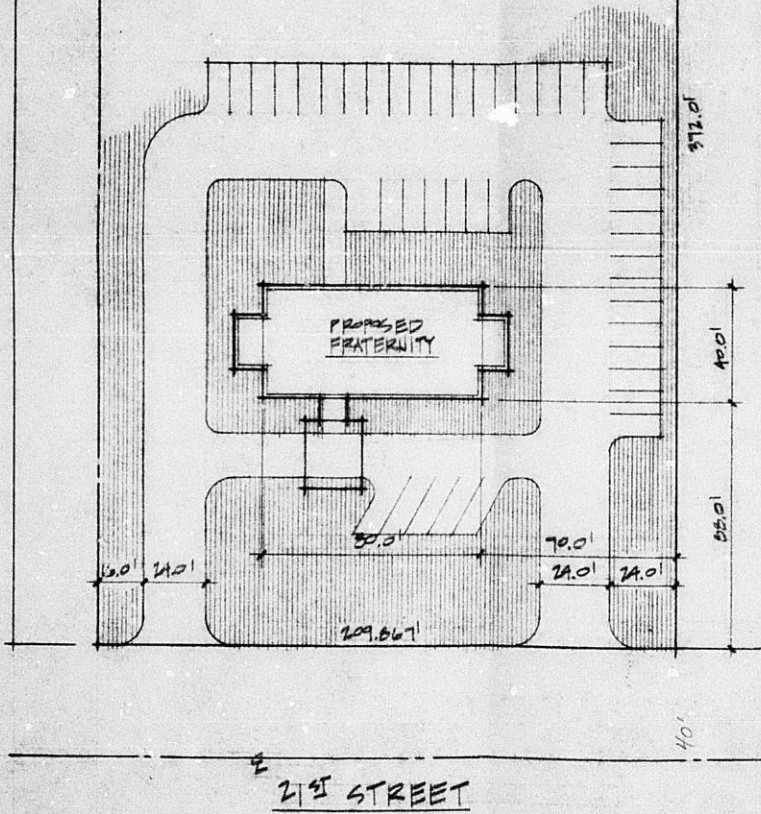
30.0'

209.867'

Tax key and legal:

This property is C31422 beginning in the SW corner for the SE quarter; North 412 feet, East 239.867 feet, South 412 feet, West 239.867 feet to beginning, Section 3-27-1E.

PROPOSED FRATERNITY:
SQUARE FOOTAGE: 5,000 S.F.
NUMBER OF OCCUPANTS: 32
PARKING:
REQUIRED: 20
PROVIDED: 44



SITE PLAN

1" = 40'-0"

