

DR 25-20 - Wichita Alumni Chapter of Alpha Phi, Inc. request special use permit to increase number of residents of Alpha Phi Sorority House from 10 to 14 on the east side of Omega Ct. north of 21st St.

POSTED 8-21-85
KX

ACTION

DATE

COMMITTEE

M.A.P.C. Aggravate subject
to conditions 9-5-85

B.C.C./B.C.C. Approved as
Amended 10-8-85

DATA SHEET

Z- _____
 SCZ- _____
 CU- _____
 DR- 85-20
 DP- _____

Amend _____
 Case Filed: 8-13-85
 Associated Case: _____

APPLICATION DATA: Map No. 5750 C

- General Location: On the east side of Omega Ct. north of 21st Street North
- From _____ to _____
- Proposed Use: Special Use Permit to increase the number of residents of the Alpha Phi Sorority House from 10 to 14
- DP Name: _____
- Applicant: Wichita Alumni Chapter of Alpha Phi, Inc.
- Address: 3912 East 21st Street North (#40 Omega Ct.), 67220 Phone 683-5281
- Agent: Pam Cornwell
- Address: 2158 South Old Manor, Wichita, KS. 67218 Phone 685-6081

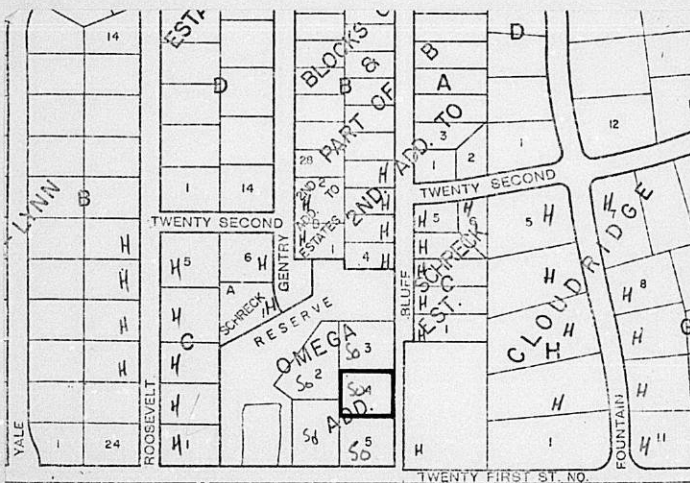
AREA DATA:

- Acres: .6 (174' ft. by 141' ft.)
- Adjoining Zoning: N"U" & "AA" S"U" & "AA" E "AA" W "U" & "AA"
- Land Use: North Sorority house East Vacant
 South Sorority house West Sorority house

PICTURE SHEET

PHOTO DATA:

Taken by _____ Date _____ Time _____



NOTES:

LOS ANGELES-CINCINNATI-LOUISIANA, OH
 MEMPHIS, MOBILE, SAN ANTONIO, TX
 U.S.A.

Speed.
 No. 2-133C

RESOLUTION

A RESOLUTION AUTHORIZING A SPECIAL USE PERMIT FOR CERTAIN LANDS LOCATED IN THE CITY OF WICHITA, KANSAS, UNDER THE AUTHORITY GRANTED BY SECTION 28.04.180.4 OF THE CODE OF THE CITY OF WICHITA, KANSAS.

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

SECTION 1. That having received a recommendation from the Wichita-Sedgwick County Metropolitan Area Planning Commission, and proper notice having been given and hearing held, and under authority and subject to the provisions of Section 28.04.180.4 of the Code of the City of Wichita, Kansas, a Special Use Permit is hereby authorized to increase the number of residents of the Alpha Phi Sorority house from 10 to 14 on property legally described below subject to the following conditions:

CASE NO. DR 85-20

Special Use Permit to Increase the Number of Residents of the Alpha Phi Sorority House from 10 to 14

Lot 4, OMEGA ADDITION to Wichita, Sedgwick County, Kansas. Generally located on the east side of Omega Ct. north of 21st Street North.

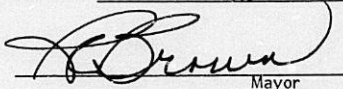
CONDITIONS OF APPROVAL:

- A. The number of persons residing on the premises of this sorority house shall not exceed fourteen.
- B. The maximum square footage for this sorority house shall not exceed 6000 square feet which does not include basement area.
- C. The University shall provide an instrument agreeing to provide required parking space for the sorority in a designated area within 600 feet of the sorority site, such instrument shall provide for notice to the City of Wichita in the event any change is made.

SECTION 2. That this Resolution shall take effect and be enforced from and after its adoption by the Board of City Commissioners.

ADOPTED AT WICHITA, KANSAS OCT 8 1985

ATTEST:

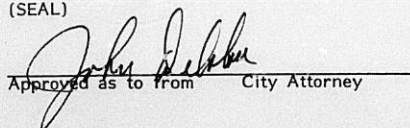


Mayor



City Clerk

(SEAL)



Approved as to form City Attorney

RECOMMENDATION FROM METROPOLITAN AREA PLANNING COMMISSION
TO BOARD OF CITY COMMISSIONERS

REQUEST FOR SPECIAL PERMIT

DR 85-20 - SPECIAL USE PERMIT TO INCREASE THE NUMBER OF RESIDENTS OF THE ALPHA PHI SORORITY HOUSE FROM 10 TO 14. GENERALLY LOCATED ON THE EAST SIDE OF OMEGA COURT NORTH OF 21ST STREET NORTH. (SECOND HOUSE NORTH OF 21ST ON THE EAST SIDE OF OMEGA COURT).

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

Bayouth moved, Moore seconded and it carried unanimously. Banzer and Crockett were absent. One vacancy.

- ACTION:
1. Concur with the findings of fact of the Planning Commission and approve the special use permit subject to the recommended conditions; adopt the resolution authorizing the special use permit; or
 2. Take such action as the City Commission deems appropriate, stating the following reasons:

CPO ACTION: CPO Council Area "I" voted 5-0 to recommend that the application be approved.

DATA AND MINUTES

MAPC Hearing Date: 9-05-85

BCC Hearing Date: 10-08-85

AREA DATA:

Acres: 0.6

Size: 174' x 141'

Reason: To increase the number of live-in residents from 10 to 14.

	<u>Land Use</u>	<u>Zoning</u>
Existing	Sorority house	"U" & "AA"
North	Sorority house	"U" & "AA"
South	Sorority house	"U" & "AA"
East	Single-family house & undeveloped	"AA" (approved for "U" & "AA")
West	Sorority house	"U" & "AA"

History: DR 75-37 Special Permit for 5 sorority houses
12-01-75 MAPC Approved subject to conditions
12-23-75 BCC Approved subject to conditions

DR 76-12 Request for waiver of 5,000 sq. ft. limitation on sorority house size.
8-19-76 MAPC Approved increase to 6,000 sq. ft.
9-07-76 BCC Approved increase to 6,000 sq. ft.

Applicant: Wichita Alumni Chapter of Alpha Phi, Inc., 3912 East 21st Street, 40 Omega Court, Wichita, 67220

Protestors: None.

EXCERPT FROM PLANNING COMMISSION MINUTES OF SEPTEMBER 5, 1985

LEGAL:

8. Case No. DR 85-20 - Wichita Alumni Chapter of Alpha Phi, Inc. requests Special Use Permit to Increase the Number of Residents of the Alpha Phi Sorority House from 10 to 14 for Lot 4, OMEGA ADDITION to Wichita, Sedgwick County, Kansas. Generally located on the east side of Omega Ct. north of 21st Street North.

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

COMMENTS:

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

1. The original special use permit granted in 1975 for the five sorority houses limited the number of residents in each house to ten. In 1984, the Alpha Chi Omega House, located on Lot 2 (second house north of 21st on the west side of Omega Court), requested and was granted an increase in the maximum number of residents to twelve.
2. On July 25, 1985, the MAPC recommended approval of a special use request for a fraternity house to be located east of this Alpha Phi house and for it to provide housing for up to 36 members. On August 20, 1985, the City Commission concurred with this recommendation.
3. A site plan provided by the applicant shows a paved parking lot on the east side of the Alpha Phi house providing space for eight cars. Enough vacant ground appears to be available for an additional four spaces should they be necessary. The W.S.U. does provide parking for all five sororities in a lot on the south side of 21st Street within 600 feet of the sorority complex. This was a condition of approval of the original 1975 special use permit.
4. If the increase in number of residents is deemed appropriate, the conditions of approval of this revised special use permit for Lot 4, Omega Addition, should be as follows:
 - A. The number of persons residing on the premises of this sorority house shall not exceed fourteen.
 - B. The maximum square footage for this sorority house shall not exceed 6000 square feet which does not include basement area.
 - C. The University shall provide an instrument agreeing to provide required parking space for the sorority in a designated area within 600 feet of the sorority site, such instrument shall provide for notice to the City of Wichita in the event any change is made.

Condition C was complied with by letter from The W.S.U. President dated December 19, 1975.

DISCUSSION:

OLIVAREZ stated that this is an amendment to a special use permit which was granted in 1975 to build five sorority houses. She said that this is a request to increase the number of live-in residents from 10 to 14 in one of the houses. The permit that was granted to them in 1975 limited the number of residents to 10. In 1984, the Alpha Chi Omega house, which is west of this site, requested an increase in the number of residents from 10 to 12, and that was granted. She said that all of these homes have a limitation on the size of 6,000 square feet, and they also have a requirement that parking be provided by the University in a

RESOLUTION

A RESOLUTION AUTHORIZING A SPECIAL USE PERMIT FOR CERTAIN LANDS LOCATED IN THE CITY OF WICHITA, KANSAS, UNDER THE AUTHORITY GRANTED BY SECTION 28.04.180.4 OF THE CODE OF THE CITY OF WICHITA, KANSAS.

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

SECTION 1. That having received a recommendation from the Wichita-Sedgwick County Metropolitan Area Planning Commission, and proper notice having been given and hearing held, and under authority and subject to the provisions of Section 28.04.180.4 of the Code of the City of Wichita, Kansas, a Special Use Permit is hereby authorized to increase the number of residents of the Alpha Phi Sorority house from 10 to 14 on property legally described below subject to the following conditions:

CASE NO. DR 85-20

Special Use Permit to Increase the Number of Residents of the Alpha Phi Sorority House from 10 to 14

Lot 4, OMEGA ADDITION to Wichita, Sedgwick County, Kansas. Generally located on the east side of Omega Ct. north of 21st Street North.

CONDITIONS OF APPROVAL:

- A. The number of persons residing on the premises of this sorority house shall not exceed fourteen.
- B. The maximum square footage for this sorority house shall not exceed 6000 square feet which does not include basement area.
- C. The University shall provide an instrument agreeing to provide required parking space for the sorority in a designated area within 600 feet of the sorority site, such instrument shall provide for notice to the City of Wichita in the event any change is made.

SECTION 2. That this Resolution shall take effect and be enforced from and after its adoption by the Board of City Commissioners.

ADOPTED AT WICHITA, KANSAS _____

ATTEST:

Mayor

City Clerk

(SEAL)

Approved as to from _____
City Attorney

lot south of 21st Street. She said that the request today to increase the number of residents should not have any accessory requirements for additional building space or additional parking. There appears to be more land available on their site if they should choose to add a few more parking spaces. OLIVAREZ mentioned that a few months ago there was a request to have a fraternity house built on a tract of ground to the east that requested 36 live-in residents. That request was recommended for approval by the Planning Commission, and was granted by the City Commission subject to platting. She said that staff had no problem with an increase of the number of students on this lot.

PAM CORNWELL, speaking for the applicant, stated the reason they came to the Planning Commission was because they had a request for one other girl to live in the house. She said that at this time they do not plan to have 14 people living in the house; 14 would be the maximum without doing reconstruction to the house.

There was no one present in opposition to the application.

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; the minimal effect this change will have on neighboring properties; and the recommendation of staff; I move that we recommend to the governing body that this application be approved subject to the following conditions:

- A. The number of persons residing on the premises of this sorority house shall not exceed fourteen.
- B. The maximum square footage for this sorority house shall not exceed 6000 square feet which does not include basement area.
- C. The University shall provide an instrument agreeing to provide required parking space for the sorority in a designated area within 600 feet of the sorority site, such instrument shall provide for notice to the City of Wichita in the event any change is made.

Bayouth moved, Moore seconded and it carried unanimously. Banzer and Crockett were absent. One vacancy.

RE: AGENDA ITEM NO. 8

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING DEPARTMENT

DR 85-20 - SPECIAL USE PERMIT TO INCREASE THE NUMBER OF RESIDENTS OF THE ALPHA PHI SORORITY HOUSE FROM 10 TO 14
Generally located on the east side of Omega Court north of 21st Street North. (Second house north of 21st on the east side of Omega Court.)

MAPC HEARING DATE: 9-05-85

Acres: 0.6

Size: 174' x 141'

Reason: To increase the number of live-in residents from 10 to 14.

	<u>Land Use</u>	<u>Zoning</u>
Existing	Sorority house	"U" & "AA"
North	Sorority house	"U" & "AA"
South	Sorority house	"U" & "AA"
East	Single-family house & undeveloped	"AA" (approved for "U" & "AA")
West	Sorority house	"U" & "AA"

History: DR 75-37 Special Permit for 5 sorority houses
12-01-75 MAPC Approved subject to conditions
12-23-75 BCC Approved subject to conditions

DR 76-12 Request for waiver of 5,000 sq. ft. limitation on sorority house size.
8-19-76 MAPC Approved increase to 6,000 sq. ft.
9-07-76 BCC Approved increase to 6,000 sq. ft.

Applicant: Wichita Alumni Chapter of Alpha Phi, Inc., 3912 East 21st Street, 40 Omega Court, Wichita, 67220

COMMENTS:

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

1. The original special use permit granted in 1975 for the five sorority houses limited the number of residents in each house to ten. In 1984, the Alpha Chi Omega House, located on Lot 2 (second house north of 21st on the west side of Omega Court), requested and was granted an increase in the maximum number of residents to twelve.
2. On July 25, 1985, the MAPC recommended approval of a special use request for a fraternity house to be located east of this Alpha Phi house and for it to provide housing for up to 36 members. On August 20, 1985, the City Commission concurred with this recommendation.
3. A site plan provided by the applicant shows a paved parking lot on the east side of the Alpha Phi house providing space for eight cars. Enough vacant ground appears to be available for an additional four spaces should they be necessary. The W.S.U. does provide parking for all five sororities in a lot on the south side of 21st Street within 600 feet of the sorority complex. This was a condition of approval of the original 1975 special use permit.

4. If the increase in number of residents is deemed appropriate, the conditions of approval of this revised special use permit for Lot 4, Omega Addition, should be as follows:
 - A. The number of persons residing on the premises of this sorority house shall not exceed fourteen.
 - B. The maximum square footage for this sorority house shall not exceed 6000 square feet which does not include basement area.
 - C. The University shall provide an instrument agreeing to provide required parking space for the sorority in a designated area within 600 feet of the sorority site, such instrument shall provide for notice to the City of Wichita in the event any change is made.

Condition C was complied with by letter from The W.S.U. President dated December 19, 1975.

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

NOTICE OF PUBLIC HEARING

August 22, 1985

Case No.: DR 85-20.
Location: On the east side of Omega Ct. north of 21st Street North.
Address: 3912 East 21st Street North (#40 Omega Ct.)
Request: Special Use Permit to increase the number of residents of the Alpha Phi Sorority House from 10 to 14.

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

SEPTEMBER 5, 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.

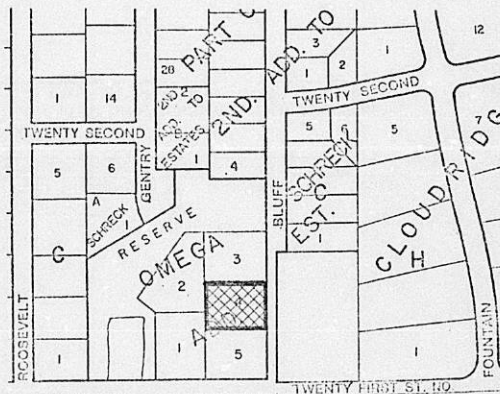
As an owner or occupant of property in the area, you have the right to appear at the MAPC meeting, either in person or by agent or attorney, to support or oppose this request. If you have no interest in or objection to the request, you have no obligation to appear at the public hearing.

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

APPLICATION
AREA



SEE REVERSE SIDE

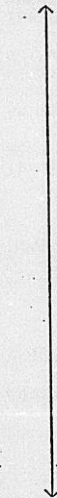
LEGAL DESCRIPTION OF THE AREA PROPOSED TO BE CHANGED

CASE NO. DR 85-20

Special Use Permit to Increase the Number of Residents
of the Alpha Phi Sorority House from 10 to 14

Lot 4, OMEGA ADDITION to Wichita, Sedgwick County, Kansas.
Generally located on the east side of Omega Ct. north of 21st
Street North.

Most Restrictive



Least Restrictive

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)
RD	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: 23 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
DD	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 uses 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

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
O	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

3. This property is located at (address) 3912 E. 21st #40 Omega Ct.

THE GENERAL LOCATION IS (USE APPROPRIATE SECTION)

A. At the _____ corner of _____ and _____, OR

B. On the East side of Omega Ct ^{North of} (Ave.) Street between 21st St. North (Ave.) Street and 22nd (Ave.) Street.

4. The property included in this application is zoned AA/U (ZONING DISTRICT CLASSIFICATION).

5. We request this special permit for the following reasons:

To increase the number of permitted residents from 10 to 14.

6. WE ACKNOWLEDGE RECEIPT OF THE INSTRUCTION SHEET EXPLAINING THE METHOD OF SUBMITTING THIS APPLICATION. WE REALIZE THAT THIS APPLICATION CANNOT BE PROCESSED UNLESS IT IS COMPLETELY FILLED IN; IS ACCOMPANIED BY A CURRENT ABTRACTOR'S CERTIFICATE AS REQUIRED IN THE INSTRUCTION SHEET; AND IS ACCOMPANIED BY THE APPROPRIATE FEE. WE FURTHER CERTIFY THAT THE FOREGOING INFORMATION IS TRUE AND CORRECT TO THE BEST OF OUR KNOWLEDGE. 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.

Wichita Alumni chapter of Alpha BY Jim Cornwell
APPLICANT'S SIGNATURE Shi, Inc. AUTHORIZED AGENT (IF ANY)

APPLICANT'S SIGNATURE BY _____ AUTHORIZED AGENT (IF ANY)

APPLICANT'S SIGNATURE BY _____ AUTHORIZED AGENT (IF ANY)

OFFICE USE ONLY

This application was received at the Planning Department at 4:20
(AM, PM) on 8-13-85 (day, month, year). It has been checked and found to be complete and accompanied by required documents and the appropriate fee of \$ 150⁰⁰.

Loraine Olivarez Name
Sr. Planner Title

APPLICATION FOR SPECIAL PERMIT

DE 85-20

WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION

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.

- 1. The names of the owners of all property included in this application must be listed as applicants. Contract purchasers, leasees or others directly associated with the property may also be listed if they desire to be advised of the proceedings.

A. APPLICANT Wichita Alumni Chapter of Alpha Phi, Inc.
ADDRESS 3912 E. 21st 40 Omega Ct Zip Code 67220 PHONE 683-5281
AGENT Pam Corowell
ADDRESS 2159 S. Old Manor Zip Code 67218 PHONE 685-6081

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 an increase of occupancy from 10 to 14 (use) on property legally described as Lot(s) 4 Block(s) of the Omega Addition. (If appropriate, metes and bounds description may be provided in the space below or on an attached sheet).

B. There are .6 acres (round to nearest tenth) in the above described property.

FOR OFFICE USE ONLY

Map No. 5750C Zoning (N) U/AA (S) U/AA (E) AA (W) U/AA MAPC 9-5-85

T9-212-2

(see Z-2709 request for U/AA)

Revised 1/85

CPO I 9-17

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING DEPARTMENT

DATE: October 14, 1985

TO: Monty Robson, Superintendent of Central Inspection
FROM: Louise Olivarez, Senior Planner
SUBJECT: DR 85-20 - Special Use permit for Alpha Phi Sorority House

On October 8, 1985, the Board of City Commissioners approved the above-referenced special use permit which allows an increase in the maximum number of residents in this sorority house from ten to fourteen. The 6,000 sq. ft. maximum house size and the parking requirement were conditions of the original special use permit granted in 1975.

Attached is a copy of the resolution authorizing this special use permit. It is for your information and files. If you have any questions regarding this matter, please call.

Louise Olivarez
Senior Planner

LO:blw
Attachment

CASE NO. DR 85-20

Special Use Permit to Increase the Number of Residents
of the Alpha Phi Sorority House from 10 to 14

Lot 4, OMEGA ADDITION to Wichita, Sedgwick County, Kansas.
Generally located on the east side of Omega Ct. north of 21st
Street North.

THE CITY OF WICHITA

OFFICE OF Citizen Participation DATE September 20, 1985

TO Jack Galbraith, Chief Planner, Current Plans

FROM Barry L. Carroll, Administrative Aide III

SUBJECT DR 85-20: Special Use Permit to
Increase the Number of the Alpha
Phi Sorority House from 10 to 14
(East side of Omega Court North of
21st Street North)

On September 17, 1985, CPO Council "I" considered the above captioned case, a request to increase the number of live-in residents from 10 to 14. Council members were provided the notice to adjoining property owners, and a map of the area. After extensive discussion, the Council voted 5-0 to recommend approval of the request.

The agent, Pam Cornwell, was present to describe the request and respond to questions from the Council. There were no area residents present to either support or oppose this request.

Please provide the Council's recommendation to the MAPC and City Commission when case DR 85-20 is considered.

Barry L. Carroll

Barry L. Carroll
Administrative Aide III

BLC:dm

Noted:

Annie K. Montgomery
Annie K. Montgomery
CRS Director

September 6, 1985

Pam Cornwell
2158 South Old Manor
Wichita, Ks. 67218

Re: DR 85-20 - Alpha Phi
Special Use Permit

Dear Ms. Cornwell:

At its regular meeting on September 5, 1985, the Metropolitan Area Planning Commission considered the above-captioned Special Use Permit. The action of the Planning Commission was to recommend that this application be approved subject to the following conditions:

- A. The number of persons residing on the premises of this sorority house shall not exceed fourteen.
- B. The maximum square footage for this sorority house shall not exceed 6000 square feet which does not include basement area.
- C. The University shall provide an instrument agreeing to provide required parking space for the sorority in a designated area within 600 feet of the sorority site, such instrument shall provide for notice to the City of Wichita in the event any change is made.

This matter will be forwarded to the Board of City Commissioners for consideration at their regular meeting on October 8, 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.

If you have any questions concerning this matter, please contact our office.

Sincerely yours,

Louise Olivarez
Senior Planner

LO:sd

cc: Wichita Alumni Chapter of Alpha Phi, Inc., 3912 East 21st Street,
North (#40 Omega Court), Wichita 67220

CASE NO. DR 85-20

- 7 "Notices to Adjoining Property Owners" mailed on 8-22-85
for MAPC meeting on 9-5-85.
- 2 One each to Applicant and Agent.
- 3 One each to Karen Crook, Don Schneider, and CPO.
- 3 One each to Glen Lytle, Louise Olivarez and Terry Smythe.

15 TOTAL



SECURITY IS KNOWING
 Title Insurance • Escrow Closings • Abstracts

OWNERSHIP LIST

Lot	Addition	Property Owner
Lot 1 and the W½ of private drive adjacent <i>C-38684</i>	Omega Addition 3912 E. 21 st 10 OMEGA CT.	Gamma Upsilon House Corp. of Delta Gamma Fraternity, Inc. 1944 N. Yale Wichita, KS 67200
Lot 2 and the W½ of private drive adjacent	" 3912 E. 21 st	Alpha Chi Omega Fraternity, Inc. 30 Omega Court Wichita, KS 67220
Lot 3 and the E½ of private drive adjacent <i>C-38686</i>	" 3912 E. 21 st 50 OMEGA CT.	Phi Xi House Corp. of Delta Delta Delta 3600 Clough Wichita, KS 67200
Lot 4 and the E½ of private private adjacent	" 3912 E. 21 st 40 OMEGA CT.	Wichita Alumni Chapter of Alpha Phi, Inc. 3616 Clough Wichita, KS 67200
Lot 5 and the E½ of private drive adjacent <i>C-38688</i>	" 3912 E. 21 st 20 OMEGA CT.	Beta Chi of Gamma Phi Beta, Inc. 3620 Clough Wichita, KS 67200
Reserve	" Assoc. V.P. of Planning Wichita State Univ.	Dr. George Platt State of Kansas Box 47 1845 N. Fairmount Wichita, KS 67208
Lot 1 Block C	Replat of Blocks C & D & Part of B Second Addition to Schreck Estates	Lillian C. Hicks 2240 N. Bluff Wichita, KS 67220 AND Oliver DeGrate III Address Unknown

Tract Description

Tract in the SE¼ of Section 2, Township 27, Range 1 East, Beginning at the SW/c of the SW¼ of the SE¼ of said Section; th. North 412'; th. East 239.867'; th. South 412'; th. West 239.867' to beginning.

Alfred M. Tocker
Lila Rodriguez Tocker
1111 N. St. Francis
Wichita, KS 67214

8-28-85

Correct the zip codes before any more mailings of this list.

L.O.

Page 2

We hereby certify the foregoing to be a true and correct list of the property owners of the hereinbefore described lots and tract within a 200 foot radius of:

Lot 4, Omega Addition, City of Wichita, Sedgwick County, Kansas.

as shown by the last deed of record on file in the Office of the Register of Deeds, Sedgwick County, Kansas, on the 12th day of August, 1985, at 7:00 o'clock A.M.

THE SECURITY ABSTRACT AND TITLE COMPANY, INC

Mary Gable

By
Sr. Vice-President

Order No: 349804
nj

MICROFILMED
FROM THE BEST
AVAILABLE COPY

FORM 29-2

PAYMENT NOTICE
City of Wichita

Bldg.	Use of Str.	Code Bks	Copies
Elec	Elev. Insp.	Hse Moving	Lic.
Mech	Boiler Insp.	Pav. Cuts	Cert.
Plbg	Exam Fees	Sewer	Elev.
Signs	Plan Rev. (P.W.)	Cement	M.S.P.

Planning

DESCRIPTION	AMOUNT
Special Flood Insurance	150.00
City of Wichita	
NAME	
ADDRESS	
FUND	DUE DATE
11-411-1003	7-11-85
COMMENTS	
DATE	BY
3-12-85	SLC

CERTIFICATION OF PARKING

This is to certify that Wichita State University will provide parking for members of sororities occupying lots 1 through 5 of Omega Addition, located on 21st Street, in University parking lots. The closest lot, and most convenient for them to use, is lot 19 which is located across 21st Street within 600 feet of the sorority site.

Clark D. Ahlberg
Clark D. Ahlberg
President
Wichita State University
October 28, 1975

2800 min. sq ft. = 11 spaces
6000 max. = 24 spaces

required
parking?
1 per 250 sq ft
floor area

ATCh.

OMEGA COURT

PROPERTY LINE
(N 0° 00' 00" E)

N 89.01° E

P.L. 51-1370-96

EXISTING PRIVATE STREET

STATION
3+00

EXISTING
ROLLED CURB

50'-0" PUBLIC UTILITY EASEMENT

25' BUILDING SETBACK

D STREET

6'-0" (SEWER)

70'-0"

MAN HOLE
VERTICAL CURVE

8" SAN SEWER EXITS
E UNDERGROUND ELEC.
UNDERGROUND TELEPHONE

PLANTING

310 ROOF OVERHANG

CRACKET

BRICK PLANTER

BRICK PLANTER

GRADE DN.

FIN. FLR

310'R

310

319

317.0

310'R

310

310

310

310

310

310

310

310

310

310

310

310

310

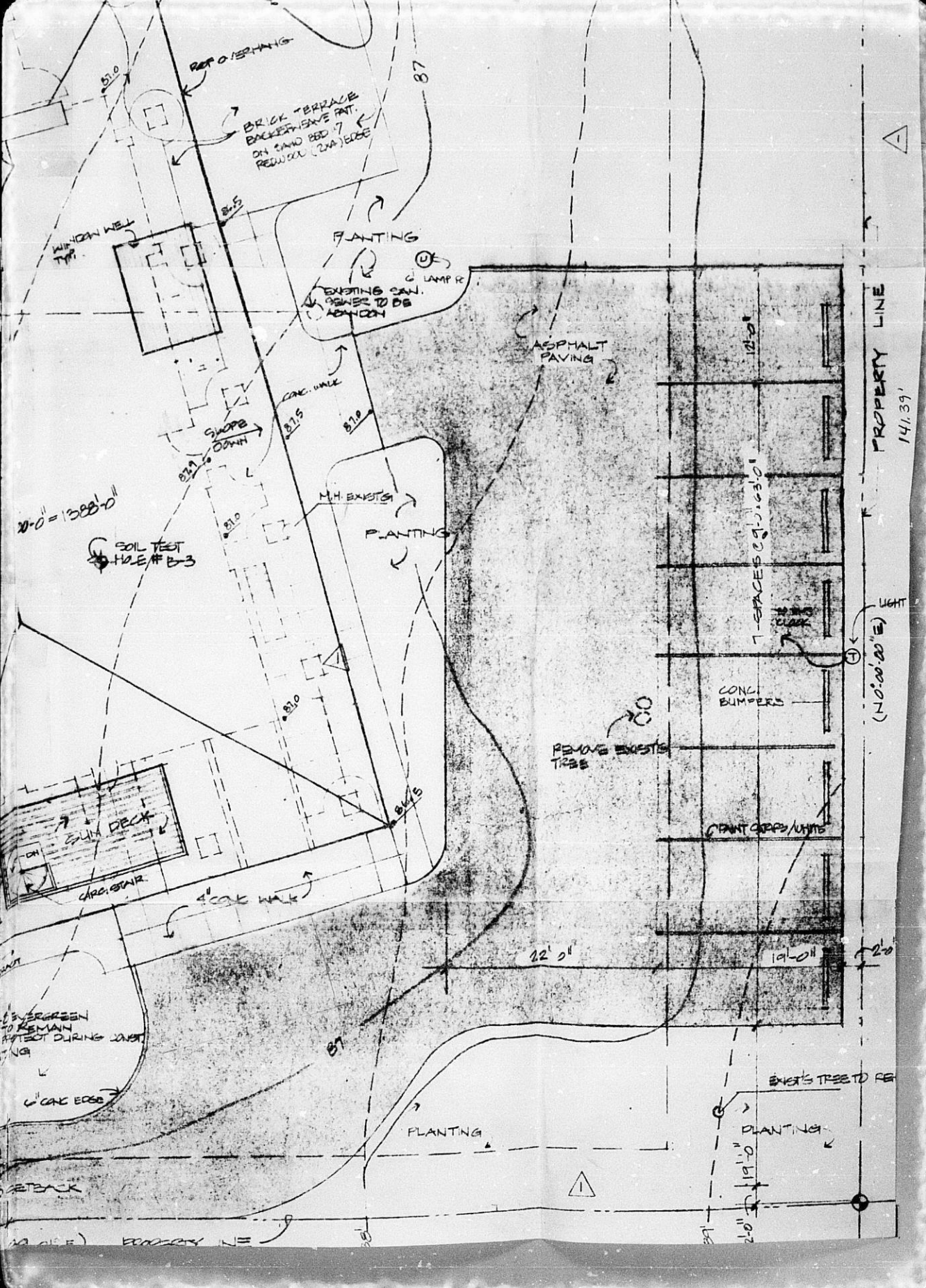
310

310

310

PROSPECTIVE STAIR
BY LANDSCAPE CONTRACTOR

PLANTING



REF. OVERHANG

BRICK TERRACE
BACKER/SIDE PATI
ON SAND BED 7"
REDUCE (2A) EDGE

PLANTING

EXISTING CAN.
GENER TO BE
ABANDON

ASPHALT
PAVING

GRASS
DOWN

M.H. EXISTING

PLANTING

SOIL TEST
HOLE # B-3

CONC.
BUMPERS

REMOVE EXISTING
TREE

PLANT GRASS/WALK

SUMM DECK
CONC. STAIR

PROPERTY LINE
141.39'

LIGHT
(N.O. 00.00'E)

EVERGREEN
TO REMAIN
PROTECT DURING CONSTR.

EXISTING TREE TO BE

PLANTING

RETRACT

PROPERTY LINE