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525 North Main Street 3rd
Floor
Wichita, KS 67203

Legislation Text

File #: 15-0255, **Version:** 1

DER2015-00002: PROPOSED AMENDMENTS TO THE "U" UNIVERSITY ZONING DISTRICT. (ALL DISTRICTS)

Presented by: John L. Schlegel, Director, Metropolitan Area Planning Department.

RECOMMENDED ACTION: Adopt the findings of the Metropolitan Area Planning Commission, approve the proposed amendments to the "U" University Zoning District, authorize the Chairman to sign the resolution and authorize the resolution to be published.

Background: Wichita State University has developed an Innovation Campus Master Plan (see attached) to redevelop Braeburn Golf Course with:

- An Experiential Engineering Building with engineering laboratories and a maker space
- Partnership Buildings, constructed with private funds by developers who will lease space to companies that want to work with WSU students and faculty
- A new home for the W. Frank Barton School of Business, with an adjacent Innovation Center
- A new residence hall
- Mixed-use buildings, built by private developers along 17th and 21st Streets, near Oliver, that would include retail stores and restaurants on the first level and apartments on upper levels
- Hotels, built by a private developer, near the southwest corner of 21st and Oliver

The current zoning of Wichita State's main campus and the former Braeburn Golf Course is "SF-5" Single Family with the "U" University Overlay District. The current language of the Unified Zoning Code indicates that the "U" University Overlay District should be applied only to non-university, residential properties adjacent to campus and that properties on campus should be zoned "U" University Base District.

Since neither the "U" University Overlay District nor "U" University Base District permits the proposed Innovation Campus uses and since other university campuses are zoned "U" University Base District, staff recommends the attached amendments to the "U" University Overlay District to create a section that applies to university-owned property on-campus and a different section that applies to non-university, residential property adjacent to campus. The "U" University Overlay District on campus would permit the proposed uses of the Innovation Campus. Since Wichita State has the only on-campus property zoned "U" University Overlay District, Wichita State would be the only campus permitted the Innovation Campus uses if the proposed amendments are approved. Non-university, residential properties in the "U" University Overlay District would continue with existing permitted uses.

Analysis: At the Metropolitan Area Planning Commission (MAPC) meeting held on March 5, 2015, two speakers expressed concerns with the manner in which Innovation Campus would be developed but did not specifically speak in opposition to the proposed amendments to the Unified Zoning Code. The MAPC voted to recommend approval (11-0) of the proposed amendments to "U" University

Zoning District.

Alternatives:

1. Adopt the findings of the Metropolitan Area Planning Commission, approve the proposed amendments to "U" University Zoning District, authorize the Chairman to sign the resolution and authorize the resolution to be published (requires a simple majority vote).
2. Deny the proposed amendments to "U" University Zoning District and override the MAPC's recommendation (requires a two-third majority vote).
3. Return such recommendation to the MAPC with a statement specifying the basis for the BOCC's failure to approve or disapprove (requires a simple majority vote).

Financial Considerations: There are not any additional financial considerations to the County associated with this application.

Legal Considerations: Approved as to form and signed by County Counselor's Office: The City and County are authorized by K.S.A. 12-741, et seq. to adopt and amend a comprehensive plan, joint zoning code and official zoning map. The City and County have done so, and in that code have provided for amendments of the joint zoning code.

Policy Considerations: The MAPC recommendations are based upon the findings of fact stated in the MAPC minutes.

Outside Attendees: Eric King, Wichita State University

Multimedia Presentation: PowerPoint