Agenda Item #_____

City of Wichita
City Council Meeting
October 12, 1999

Agenda Report #_____

TO: Mayor and City Council Members

SUBJECT: **Z-3334 - ZONE CHANGE FROM "B" MULTI-FAMILY TO "GC" GENERAL COMMERCIAL; AND**

DP-132 #1 AMENDMENT TO THE VIA CHRISTI - ST. FRANCIS REGIONAL MEDICAL CENTER COMMERCIAL CUP, LOCATED ON THE NORTHEAST CORNER OF MURDOCK AND TOPEKA. (District #6)

INITIATED BY: Metropolitan Area Planning Department

AGENDA ACTION: Planning

MAPC Recommendation: Approve, subject to conditions (12-0).

Staff Recommendation: Approve, subject to conditions.

CPO Recommendation: Approve, subject to MAPD staff comments (5-0).

Background: The applicant proposes to revise the St. Francis Regional Medical Center Commercial C.U.P. by incorporating four small areas abutting the current boundaries of the C.U.P., and rezoning two small areas from "B" Multi-family to "GC" General Commercial. As proposed, the amendment would clean up the perimeter of the C.U.P. but maintain the boundaries of the medical complex within its current domain defined by Murdock on the south, Topeka on the west, 10th Street on the north, and Santa Fe Avenue on the east. A minor aspect of the amendment would be to rename the C.U.P. as Via Christi Regional Medical Center, Inc. St. Francis Campus to reflect the name adopted by St. Francis Hospital after its merger with St. Joseph Hospital. The rezoning request would unify the zoning district classification of the entire C.U.P. as "GC" General Commercial. The uses allowed by the C.U.P. have not changed.

Small changes are proposed for each parcel in the C.U.P. Parcel One would increase from 30.4 acres to 30.6 acres, primarily by addition of a small tract adjacent to the

southwest corner of the existing Parcel One boundary. This tract is developed as a parking area next to Heritage Plaza.

Parcel Two would increase from 2.0 acres to 5.6 acres. The additional area includes right-of-way of Emporia Avenue, which the applicant is seeking to be vacated as part of a replat of the area, and inclusion of a triangular piece of land between Emporia, Topeka, and Murdock currently being used as a parking lot. A strip of this parking lot is zoned "B" Multi-Family. The final addition to Parcel Two would be a tract of land located adjacent to the north of the current parcel boundary. This tract is approximately 0.5 acre in size. It was previously occupied by two residences and is zoned "B" Multi-Family. The zoning change request would affect this tract, as well as the strip of the existing parking lot by bringing the entire parcel into the "GC" General Commercial district. The reconfiguration would also make Parcel One and Parcel Two contiguous, which would eliminate the requirement of the current C.U.P. for a screening wall between the parcels and the tract previously occupied by the two residences. The number of buildings permitted would be increased from three buildings to four buildings; the maximum building coverage remains at 30 percent, but shows an increase in the amount of square footage this would allow since the parcel size increases from 2.0 to 5.6 acres.

Parcel Three changes primarily due to inclusion of right-of-way from a portion of St. Francis Street previously vacated and a dedication of right-of-way to Santa Fe Avenue. The net change in Parcel Three would be an increase from 1.7 acres to 2.7 acres.

The impetus for requesting the amendment and zone change is due to plans underway to update the circulation pattern and building configuration within the medical complex. One proposed project is the construction of a new medical facility on Parcel Two. The footprint of the new building would encompass a portion of the existing right-of-way of Emporia Avenue, where Emporia Avenue follows a diagonal path north of Murdock to connect with Topeka. This project would necessitate a vacation of the diagonal connection of Emporia Avenue between Murdock and Topeka, as well as a related request to make the block of Topeka between Murdock and Emporia Avenue a two-way street. As previously stated, the request for the vacation will be done in conjunction with a replat of the area. The request to reroute the traffic has been heard and recommended for approval by the Traffic Engineer, the Traffic Commission and CPO (6).

Currently, a remodeling project is underway to move the entrance for emergency vehicles to the west of the main entrance of the hospital. As a result of this change, the northern segment of Emporia Circle will be vacated.

Other projects in previous years have included construction of the parking garage along Santa Fe and a concomitant realignment of the circulation pattern. At that time, the St. Francis-Santa Fe right-of-way diagonal connection between Murdock and Santa Fe was vacated, and new right-of-way for Santa Fe connecting directly southward to Murdock was dedicated to alter the circulation pattern. The effect of that vacation, plus the anticipated vacation of Emporia Avenue, is to keep public right-of-way following the

perimeter streets of Murdock, Topeka, 10h and Santa Fe. Internal circulation within the medical complex is via private drives maintained by Via Christi.

The surrounding land uses beyond the super-block comprising Via Christi includes a mix of moderate density residential, commercial and office uses, industrial activities, and some of the most significant historic housing areas in Wichita. An apartment complex, a hotel, medical offices and parking lots are located on the western side of the hospital complex in the blocks lying between Topeka and Broadway. A nursing home located in an inset area between Parcel One and Parcel Two is the last remaining use not part of the Via Christi complex located within the super-block of the campus. On the eastern side of the campus, there is the railroad line, and beyond the railroad line, the property is zoned "LI" Limited Industrial and used for industrial purposes.

The North Topeka Avenue-Emporia Avenue Historic District and the North Topeka Avenue-10th Street Historic District are located to the north of the Via Christi-St. Francis Campus. To the south, there are also older houses, although a substantial portion of the first block south of Murdock has been converted to parking lots for Via Christi employees. The continuing expansion of these lots to the south is not part of this request, by represents a potential threat to the long-term prospects for redevelopment of the area between Murdock and Central, currently being planned by a consultant with community input. A well-designed parking lot with strong edges, perhaps with walls or fencing and landscaping, could help mitigate this effect; parking garages would be even more effective at providing an edge to the expansion of the medical complex, conserving land for other uses, and giving a sense of density that encourages continued viability of the neighborhood.

At the CPO(6) meeting held September 15, 1999, there was no citizens present to speak. Mr. Robert Copple, Director of Facilities Management for Via Christi, described the request.

At the MAPC meeting held September 16, 1999, one planning commissioner expressed concern about vacating the existing streets. Staff indicated that the recommendation for vacation of the streets was due to having a general development proposal for the entire CUP and that it is held as a unified tract. It was requested by the applicant, and recommended by staff, that the condition related to replatting of the property be altered to only require replatting of Parcel 2.

Recommended Action:

1. Concur with the findings of the MAPC and approve the Via Christi - St. Francis Regional Medical Center Commercial C.U.P. and the zone change, subject to conditions, and subject to the condition of platting within one year; instruct the Planning Department to forward the ordinance for first reading when the plat is forwarded to the City Council; or

(_____) Published in the Daily Reporter on 4/24/00

ORDINANCE NO. 44620

AN ORDINANCE CHANGING THE ZONING CLASSIFICATIONS OR DISTRICTS OF CERTAIN LANDS LOCATED IN THE CITY OF WICHITA, KANSAS, UNDER THE AUTHORITY GRANTED BY THE WICHITA-SEDGWICK COUNTY UNIFIED ZONING CODE, SECTION V-C, AS ADOPTED BY CITY OF WICHITA CODE SEC. 28.04.010.

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

SECTION 1. That having received a recommendation from the Planning Commission, and proper notice having been given and hearing held as provided by law and under authority and subject to the provisions of The Wichita-Sedgwick County Unified Zoning Code, Section V-C, as adopted by City of Wichita Code Sec 28.04.010, the zoning classification or districts of the lands legally described hereby are changed as follows:

Case No. Z-3334

Zone change request from "B" Multi-Family District to "GC" General Commercial District, described as:

Lot 1, Block 1, Via Christi Medical Center, Inc., Addition, Wichita, Sedgwick County Kansas;

Generally located on the northeast corner of Murdock and Topeka.

SECTION 2. That upon the taking effect of this Ordinance, the above zoning changes shall be entered and shown on the "Official Zoning Map" previously adopted by reference, and said official zoning map is hereby reincorporated as a part of the Wichita-Sedgwick County Unified Zoning Code as amended.

SECTION 3. That this Ordinance shall take effect and be in force from and after its adoption and publication in the official City paper.

ADOPTED AT WICHITA, KANSAS, _____

ATTEST:

_____
Pat Burnett, City Clerk

_____
Bob Knight, Mayor

(SEAL)

Approved as to form:

_____
Gary E. Rebenstorf, City Attorney