



Wichita-Sedgwick County Metropolitan Area Planning Department

November 1, 2022

Wesley Medical Center, LLC
550 North Lorraine Avenue, Lower Level
Wichita, KS 67214

RE: ZON2022-00044: Zone change request in the City from TF-3 Two-Family Residential to B Multi-Family Residential for redevelopment for medical use; generally located within two blocks east of North Hillside Avenue and one block north of East Murdock Avenue (839 North Vassar).

Dear Applicant;

At its regular meeting on **November 1, 2022**, the Wichita City Council considered the above captioned request. The action of the Council was to **APPROVE** the request.

If you have any questions concerning this application, please contact our office at 268 4421.

Sincerely,

A handwritten signature in black ink that reads 'Christina Rieth'.

Christina Rieth
Current Plans, Associate Planner



Wichita-Sedgwick County Metropolitan Area Planning Department

September 15, 2022

Wesley Medical Center, LLC
550 North Lorraine Avenue, Lower Level
Wichita, KS 67214

RE: ZON2022-00044: Zone change request in the City from TF-3 Two-Family Residential to B Multi-Family Residential for redevelopment for medical use; generally located within two blocks east of North Hillside Avenue and one block north of East Murdock Avenue (839 North Vassar).

Dear Applicant;

At its regular meeting on September 15, 2022, the Wichita - Sedgwick County Metropolitan Area Planning Commission considered the above captioned request. The action of the MAPC was to recommend APPROVAL of the request.

Property owners opposed to the application may file with the City Clerk a signed, written protest of the MAPC's recommendation. (Unsigned e-mails are not considered to be legal protests.) To be effective, the protest must be filed by 5:00 p.m. on September 29, 2022. In order to be considered a "valid" petition, the signatures must reflect the correct and entire ownership of the property, the property must be at least partially located within 350 feet of the property for which the application was filed and must be submitted to the City Clerk by September 29, 2022 at 5:00 p.m.

This application is scheduled for consideration by the Wichita City Council on Tuesday, October 18, 2022, beginning at 9:00 a.m. The City Council meeting will be held in the City Council Chambers, First Floor, City Hall, 455 N. Main, Wichita, Kansas.

This is a reminder that the zoning notification signs should now be removed from the property. If you have any questions concerning this application, please contact our office at 268 4421.

Sincerely,

Christina Rieth
Current Plans, Associate Planner

Copies to: Catalyst Design Group, Attn: Ian Anderson, 1524 Williams Drive, Suite 201, Murfreesboro, TN 37129
MABCD
Brandon Johnson, District Advisory Board I
Tasha Hayes, Community Services Representative I
Leo Jochems, 917 North Yale Avenue, Wichita, KS 67208
Ben Blankley, 3404 East Country Club Place, Wichita, KS 67208
Sara Berney, 3342 East Country Club Place, Wichita, KS 67208
Josh Siebenaler, 3336 East Country Club Place, Wichita, KS 67208
Teresa Cooper, 3318 East Country Club Place, Wichita, KS 67208
Michael McKenzie, 3330 East Country Club Place, Wichita, KS 67208
David and Sandra Rogers, 3343 East Country Club Place, Wichita, KS 67208

ORDINANCE NO. 51-948

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 SECTION 28.04.010, AS AMENDED.

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 Section 28.04.010, as amended, the zoning classification or districts of the lands legally described hereby are changed as follows:

Case No. ZON2022-00044

City zone change from TF-3 Two-Family District to B Multi-Family District on property described as:

Parcel 1: The East 12 feet of Reserve A, Sunrise Park Addition to Wichita, Sedgwick County, Kansas, together with the North half of vacated Orchard Avenue adjoining on the South.

Parcel 2: Lots 1 and 2, and the West 17 feet of Lots 3 and 4, Sunrise Park Addition to Wichita, Sedgwick County, Kansas, together with the North half of vacated Orchard Avenue adjoining Lots 2 and 4 on the South.

Parcel 3: The East 8 feet of Lot 3, All of Lot 5, and the West 13 feet of Lot 7, on Grandview Avenue, now Country Club Place; and the East 8 feet of Lot 4, all of Lot 6, and the West 13 feet of Lot 8, on Orchard Avenue, Sunrise Park Addition to Wichita, Sedgwick County, Kansas, together with the North half of vacated Orchard Avenue adjoining Lots 4, 6, and 8 on the South.

Parcel 4: The East 12 feet of Lot 8, All of Lot 10, the West 9 feet of Lot 12, the East 12 feet of Lot 7, All of Lot 9, the West 9 feet of Lot 11, and the West 3 feet of the East 16 feet of the North 89.9 feet of Lot 11, Sunrise Park Addition to Wichita, Sedgwick County, Kansas, together with the North half of vacated Orchard Avenue adjoining Lots 8, 10, and 12 on the South.

Parcel 5: The East 16 feet of Lot 12, EXCEPT the North 59 1/2 feet thereof; and All of Lots 14, 16, and 18, EXCEPT the North 59 1/2 feet thereof, on Orchard Avenue, Sunrise Park Addition to Wichita, Sedgwick County, Kansas, together with the North half of vacated Orchard Avenue adjoining on the South.

Parcel 6: The North 59 1/2 feet of the East 16 feet of Lot 12; and the North 59 1/2 feet of Lots 14, 16, and 18, on Orchard Avenue, Sunrise Park Addition to Wichita, Sedgwick County, Kansas.

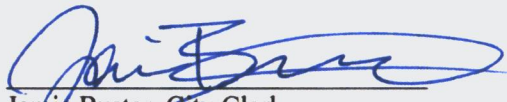
SECTION 2. That upon the taking effect of this ordinance, the above zoning changes shall be entered and shown on the "Official Zoning Map" previously adopted by reference and said official zoning map is hereby reincorporated as a part of the Wichita -Sedgwick County Unified Zoning Code as amended.

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



Brandon J. Whipple, Mayor, City of Wichita

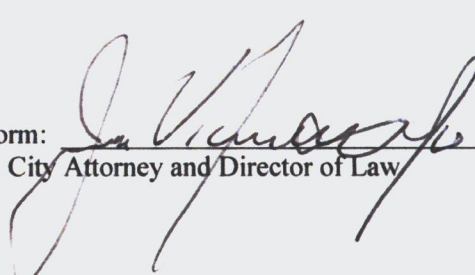
ATTEST:



Jamie Buster, City Clerk

(SEAL)



Approved as to form: 

Jennifer Magaña, City Attorney and Director of Law



Beaufort Gazette
Belleville News-Democrat
Bellingham Herald
Bradenton Herald
Centre Daily Times
Charlotte Observer
Columbus Ledger-Enquirer
Fresno Bee

The Herald - Rock Hill
Herald Sun - Durham
Idaho Statesman
Island Packet
Kansas City Star
Lexington Herald-Leader
Merced Sun-Star
Miami Herald

el Nuevo Herald - Miami
Modesto Bee
Raleigh News & Observer
The Olympian
Sacramento Bee
Fort Worth Star-Telegram
The State - Columbia
Sun Herald - Biloxi

Sun News - Myrtle Beach
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The Telegraph - Macon
San Luis Obispo Tribune
Tri-City Herald
Wichita Eagle

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Amount	Cols	Depth
32522	345667	Print Legal Ad-IPL00977270 - IPL0097727		\$97.23	2	58 L

Attention: Jamie Buster
CITY OF WICHITA/CLERKS OFFICE
455 N MAIN ST FL 13
WICHITA, KS 67202

LEGAL PUBLICATION

OCA 150004

PUBLISHED IN THE WICHITA EAGLE ON November 11, 2022
ORDINANCE NO. 51-968

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 SECTION 28.04.010, AS AMENDED, 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 Section 28.04.010, as amended, the zoning classification or districts of the lands legally described hereby are changed as follows:

Case No. ZON2022-00044

City zone change from TF-3 Two-Family District to B Multi-Family District on property described as:

Parcel 1:

The East 12 feet of Reserve A, Sunrise Park Addition to Wichita, Sedgwick County, Kansas, together with the North half of vacated Orchard Avenue adjoining on the South.

Parcel 2:

Lots 1 and 2, and the West 17 feet of Lots 3 and 4, Sunrise Park Addition to Wichita, Sedgwick County, Kansas, together with the North half of vacated Orchard Avenue adjoining Lots 2 and 4 on the South.

Parcel 3: The East 8 feet of Lot 3, All of Lot 5, and the West 13 feet of Lot 7, on Grandview Avenue, now Country Club Place; and the East 8 feet of Lot 4, all of Lot 6, and the West 13 feet of Lot 8, on Orchard Avenue, Sunrise Park Addition to Wichita, Sedgwick County, Kansas, together with the North half of vacated Orchard Avenue adjoining Lots 4, 6, and 8 on the South.

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Parcel 5: The East 16 feet of Lot 12, EXCEPT the North 59 1/2 feet thereof, and All of Lots 14, 16, and 18, EXCEPT the North 59 1/2 feet thereof, on Orchard Avenue, Sunrise Park Addition to Wichita, Sedgwick County, Kansas, together with the North half of vacated Orchard Avenue adjoining on the South.

Parcel 6: The North 59 1/2 feet of the East 16 feet of Lot 12; and the North 59 1/2 feet of Lots 14, 16, and 18, on Orchard Avenue, Sunrise Park Addition to Wichita, Sedgwick County, Kansas.

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.

ATTEST:

Brandon J. Whipple, Mayor, City of Wichita

Jamie Buster, City Clerk

(SEAL) Approved as to form.

Jennifer Magan a. City Attorney and Director of Law

IPL0097727

Nov 11 2022

In The STATE OF KANSAS
In and for the County of Sedgwick

No. of Insertions: 1

Beginning Issue of: 11/11/2022

Ending Issue of: 11/11/2022

STATE OF KANSAS)

SS

County of Sedgwick)

Hayley Martin, of lawful age, being first duly sworn, deposeth and saith: That he is Record Clerk of The Wichita Eagle, a daily newspaper published in the City of Wichita, County of Sedgwick, State of Kansas, and having a general paid circulation on a daily basis in said County, which said newspaper has been continuously and uninterruptedly published in said County for more than one year prior to the first publication of the notice hereinafter mentioned, and which said newspaper has been entered as second class mail matter at the United States Post Office in Wichita, Kansas, and which said newspaper is not a trade, religious or fraternal publication and that a notice of a true copy is hereto attached was published in the regular and entire Morning issue of said The Wichita Eagle from 11/11/2022 to 11/11/2022.

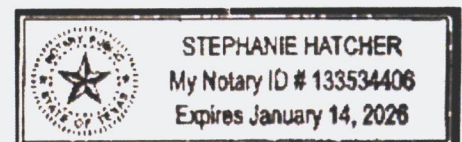
M. Hayley

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

DATED: 11/11/2022

Stephanie Hatcher

Notary Public in and for the state of Texas, residing in Dallas County



Extra charge for lost or duplicate affidavits.
Legal document please do not destroy!



Beaufort Gazette
Belleville News-Democrat
Bellingham Herald
Bradenton Herald
Centre Daily Times
Charlotte Observer
Columbus Ledger-Enquirer
Fresno Bee

The Herald - Rock Hill
Herald Sun - Durham
Idaho Statesman
Island Packet
Kansas City Star
Lexington Herald-Leader
Merced Sun-Star
Miami Herald

el Nuevo Herald - Miami
Modesto Bee
Raleigh News & Observer
The Olympian
Sacramento Bee
Fort Worth Star-Telegram
The State - Columbia
Sun Herald - Biloxi

Sun News - Myrtle Beach
The News Tribune Tacoma
The Telegraph - Macon
San Luis Obispo Tribune
Tri-City Herald
Wichita Eagle

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Amount	Cols	Depth
16399	307176	Print Legal Ad - IPL0086458		\$157.71	2	94 L

Attention: MANDY HEBERT
CITY OF WICHITA/PLANNING DEPT
271 WEST THIRD ST., 2ND FL, SU 203
WICHITA, KS 67202

LEGAL PUBLICATION

Published in The Wichita Eagle on August 25, 2022
(One Time Only)

MAFPC/BZA September 15, 2022
OFFICIAL HEARING NOTICE

NOTICE IS HEREBY GIVEN that on Thursday, September 15, 2022, no earlier than 1:30 p.m., the WichitaSedgwick County Metropolitan Area Planning Commission/Board Zoning Appeals will consider the following applications. The meeting will be held virtually; public participation is available in multiple ways, those without technology options can participate by going to the Ronald Reagan Building, 271 West Third Street, 2nd Floor, Wichita, Kansas 67202 (specified at the bottom of this notice). If you have any questions regarding the meeting or items on this notice, please call the WichitaSedgwick County Metropolitan Area Planning Department at (316) 268-4421.

CON2022-00031: Conditional Use request in the City for "Nightclub in the City" in Central Business District (CBD) zoning; generally located on the east side of South Broadway Avenue and within 250 feet south of East Douglas Avenue (124 South Broadway Avenue).

CUP2022-00038: Community Unit Plan (DP-128) amendment request in the City to permit live music and entertainment (defined as "nightclub in the City") as an accessory use to a restaurant; generally located on the south side of East 37th Street North and within one-quarter mile east of North Woodlawn Boulevard.

ZON2022-00043: Zone change request in the City from LI Limited Industrial to GO General Office for development of an apartment complex and office space; generally located on the north side of East 37th Street North and approximately 500 feet east of North Rock Road.

ZON2022-00044: Zone change request in the City from TF-3 Two-Family Residential to B Multi-Family Residential for redevelopment for medical use; generally located within two blocks east of North Hillside Avenue and one block north of East Murdock Avenue. (639 North Vassar).

Complete legal descriptions are available for public inspection at the Metropolitan Area Planning Department, 271 W. Third St., 2nd Floor, Wichita, Kansas 67202. As provided in Section V of the WichitaSedgwick County Unified Zoning Code, the same will then and there be discussed and considered by the said MAPC, and all persons interested in said matters will be heard at this time concerning their views and wishes in the premises, and any protest against any of the provisions of the proposed changes to the zoning regulations will be considered by the MAPC as by law provided.

PLEASE NOTE THIS MEETING IS CONSIDERED AN EMERGENCY MEETING OF THE WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION DUE TO COVID-19, WHICH WILL IMPOSE SPECIAL PROCEDURES TO PARTICIPATE IN THE PUBLIC HEARING. THESE ARE AS FOLLOWS:

The meeting will be conducted "virtually" using Go-To-Meeting. You have multiple options to participate:

1) submit comments ahead of time, 2) participate remotely, or 3) attend in-person at the Wichita City Hall Building (see below).

Submit Comments Ahead of Time
You can submit comments regarding items on the Planning Commission agenda to the Wichita-Sedgwick County Metropolitan Area Planning Department (Planning Department). Comments must be received by the Planning Department no later than 5pm 3 days prior to the meeting. Please be sure to provide ample time for delivery. The comments can be submitted in the following formats: email; letter; video; and audio message (mp3, etc.). The comment should indicate which item they pertain to and be less than three (3) minutes in duration. The comments should be submitted to Planning Department staff using the contact information below. The comments received ahead of the submission deadline will be shared with the MAPC, prior to or during the meeting.

Email: Planning@wichita.gov
Mailing Address: Wichita-Sedgwick County Metropolitan Area Planning Department

Attn: Scott Wadle
271 W. 3rd Street - Suite 201
Wichita, KS 67202

Phone: 316.268.4421
Fax: 316.858.7764

Participate Remotely
Please join my meeting from your computer, tablet or smartphone.

<https://global.gotomeeting.com/join/651544141>
You can also dial in using your phone.

United States: +1 (571) 317-3112
Access Code: 651-544-141

Join from a video-conferencing room or system.
Dial in or type: 67.217.95.2 or inroomlink.goto.com

Meeting ID: 651 544 141
Or dial directly: 651544141@67.217.95.2 or 67.217.95.2##651544141

New to GoToMeeting? Get the app now and be ready when your first meeting starts:
<https://global.gotomeeting.com/install/651544141>

Attend In-Person
You may also participate in the hearing in-person at the Ronald Reagan Building,

271 West Third Street, 2nd Floor,
Wichita, Kansas 67202. The in-person option is primarily intended for those without

other technology options, and who have not previously submitted recorded
audio or video comments. If you have any written or visual materials you wish to

present, please contact Planning Department Graphics staff (316-268-4464) by
5pm, 3 days prior to the meeting.

WITNESS MY HAND on August 25, 2022
Scott Wadle, Secretary

WichitaSedgwick County
Metropolitan Area Planning Commission

IPL0086458
Aug 25 2022

In The STATE OF KANSAS
In and for the County of Sedgwick

No. of Insertions: 1

Beginning Issue of: 08/25/2022

Ending Issue of: 08/25/2022

STATE OF KANSAS)

SS

County of Sedgwick)

Hayley Martin, of lawful age, being first duly sworn, depose and saith: That he is Record Clerk of The Wichita Eagle, a daily newspaper published in the City of Wichita, County of Sedgwick, State of Kansas, and having a general paid circulation on a daily basis in said County, which said newspaper has been continuously and uninterruptedly published in said County for more than one year prior to the first publication of the notice hereinafter mentioned, and which said newspaper has been entered as second class mail matter at the United States Post Office in Wichita, Kansas, and which said newspaper is not a trade, religious or fraternal publication and that a notice of a true copy is hereto attached was published in the regular and entire Morning issue of said The Wichita Eagle from 08/25/2022 to 08/25/2022.

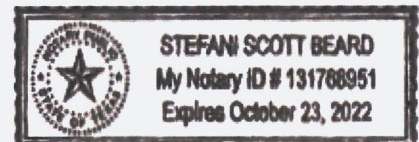
M. Hayley

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

DATED: 08/25/2022

Stefani Beard

Notary Public in and for the state of Texas, residing in
Dallas County



Extra charge for lost or duplicate affidavits.
Legal document please do not destroy!



STAFF REPORT

MAPC – September 15, 2022

DAB I – September 12, 2022

<u>CASE NUMBER:</u>	ZON2022-00044 (City)
<u>APPLICANT/AGENT:</u>	Wesley Medical Center LLC (Applicant); Ian Anderson/Catalyst Design Group (Agent)
<u>REQUEST:</u>	B Multi-Family Residential
<u>CURRENT ZONING:</u>	TF-3 Two-Family Residential
<u>SITE SIZE:</u>	1.44 acres
<u>LOCATION:</u>	Generally located within two blocks east of North Hillside Avenue and one block north of East Murdock Avenue (839 North Vassar)
<u>PROPOSED USE:</u>	Medical Facility
<u>RECOMMENDATION:</u>	Approve



BACKGROUND: The applicant requests a zone change from TF-3 Two-Family Residential District to B Multi-Family Residential District on 1.44 platted acres generally located within two-blocks east of North Hillside Avenue and one-block north of East Murdock Avenue (839 North Vassar). The subject site is currently zoned TF-3 Two-Family Residential District and are developed with two single-family residential dwellings and a vacant lot.

The applicant has requested the zone change because it is the most restrictive zoning that allows medical services and it would be the same zoning as the adjacent parcel, which is also owned by the applicant.

The applicant proposes to demolish the remaining two, single-family residential dwellings for the development of a medical facility. The adjacent vacant building and tennis court, which were already zoned B Multi-Family District, have already been demolished to make room for the development. The proposed development will be a one-story rehabilitation center with 41 beds, with the option to expand to two stories and 82 beds. The maximum compatibility height allowed for this development is 35 feet, since it is located less than 50 feet from lots zoned TF-3 Two-Family Residential District on the west, north and east sides.

The proposed development will have 68 regular parking spaces and four ADA-compliant parking spaces, for a total of 72 parking spaces. The Unified Zoning Code indicates that there shall be one parking space per 333 square feet of a medical facility. The dimensions of the proposed building are currently unknown.

Because the development abuts TF-3 Two-Family Residential District zoning on the north, east, and west sides, it will have to comply with the screening standards of Section IV-B of the Unified Zoning Code and the landscaping standards of the Wichita Landscape Ordinance. Any new or expanding parking lot that is not screening by a solid screening fence shall be required to provide a landscaped street yard and parking lot screening. Property lines that are screened with a six-foot screening fence will be required to provide a landscape buffer of one-tree per 40 linear feet. The applicant must submit a landscape plan to the Planning Department that adheres to the Wichita Landscape Ordinance for review and approval prior to the issuance of building permits.

Properties to the north, east, and west are zoned TF-3 Two-Family Residential District and are developed with single-family residential dwellings. Property to the south is zoned B Multi-Family District and is developed with a medical center that shares the same owner as the applicant.

CASE HISTORY: On July 8, 1888, the subject property was platted as Lots, 10, 14, 16, and Reserve A as part of the Sunrise Park Addition. In 2014, part of the subject property (currently listed as 833 North Vassar Avenue) was granted a Conditional Use to permit a Day Care, General (CON2014-00021).

ADJACENT ZONING AND LAND USE:

NORTH:	TF-3	Single family dwellings
SOUTH:	B	Medical service
EAST:	TF-3	Single family dwellings
WEST:	TF-3	Single family dwellings

PUBLIC SERVICES: The property has direct access to North Vassar Avenue, Country Club Place, and North Holyoke Street, which are all paved, two-way local streets. Country Club Place has sidewalks on each side, North Holyoke Street has a sidewalk on the east side, and North Vassar has no sidewalks. The site is served by all municipal services. Wichita Transit serves this site within one-half mile south, at the corner of East Central Avenue and North Clifton Avenue.

CONFORMANCE TO PLANS/POLICIES: The requested zoning change is in conformance with the following plans and policies:

The Community Investments Plan: The requested zoning conforms to the goals of the *Community Investments Plan*. The *Community Investments Plan* (the Wichita-Sedgwick County Comprehensive Plan) includes the 2035 Wichita Future Growth Concept Map. The Map identifies the area in which the site is located to be primarily appropriate for New Employment. This category is described as follows: “*Encompasses areas that likely will be developed or*

redeveloped by 2035 with uses that constitute centers or concentrations of employment primarily in manufacturing, warehousing, distribution, construction, research, technology, business services, or corporate offices. Major shopping centers and office parks likely will be developed within this area as well, based upon market driven location factors.”

Central Northeast Area Plan: The requested zoning conforms to the priorities of the *Central Northeast Area Plan*. The Plan includes as a priority to “ensure that neighborhood zoning is consistent with the neighborhood vision.” The requested zoning would allow for a medical facility to be built in a parcel that is already partially zoned B Multi-Family Residential District and abuts an existing medical facility to the south.

Wichita: Places for People Plan: The requested zoning conforms to the goals of the *Wichita: Places for People Plan*. The *Wichita: Places for People Plan* provides recommendations for urban infill development in the Established Central Area (ECA). The subject site is located within the ECA.

- **Strategies:** The requested zoning aligns with Strategy 6, “Encourage infill and redevelopment that is contextual to the environment in which it is occurring.” The proposed rezoning would allow for the development of a medical facility, similar to that which is already developed south of the subject property.
- **Current Condition:** The subject property is located within an area identified as an “area of opportunity.” The *Places for People Plan* defines areas of opportunity as those “areas that generally exhibit economic challenges, a disconnected development pattern and a lack of walkable places and facilities. These areas need strategic investment, both public, and private, to assist in redefining and reinvigorating the area. Areas of opportunity also require capacity-building at the neighborhood level to accommodate redevelopment that is beneficial to the neighborhood and its residents.”
- **Nodal Development Pattern:** The *Places for People Plan* recommends a nodal development pattern that creates a critical mass at the center of a Node and transitions in scale and intensity as uses shift from commercial to residential. The subject property is located within the Central Avenue & Hillside Street Regional Center node. The *Places for People Plan* aims to “establish a commercial/mixed-use node around the intersection of Central and Hillside, while furthering the intensity of development within the Wesley Hospital Campus through all portions of the node of development. Focus the greatest intensity of new development along the main corridors of Central and Hillside, and at the hospital campus.”

RECOMMENDATION: Based upon the information available at the time the staff report was completed, staff recommends **APPROVAL** of the request.

The recommendation is supported by the following findings:

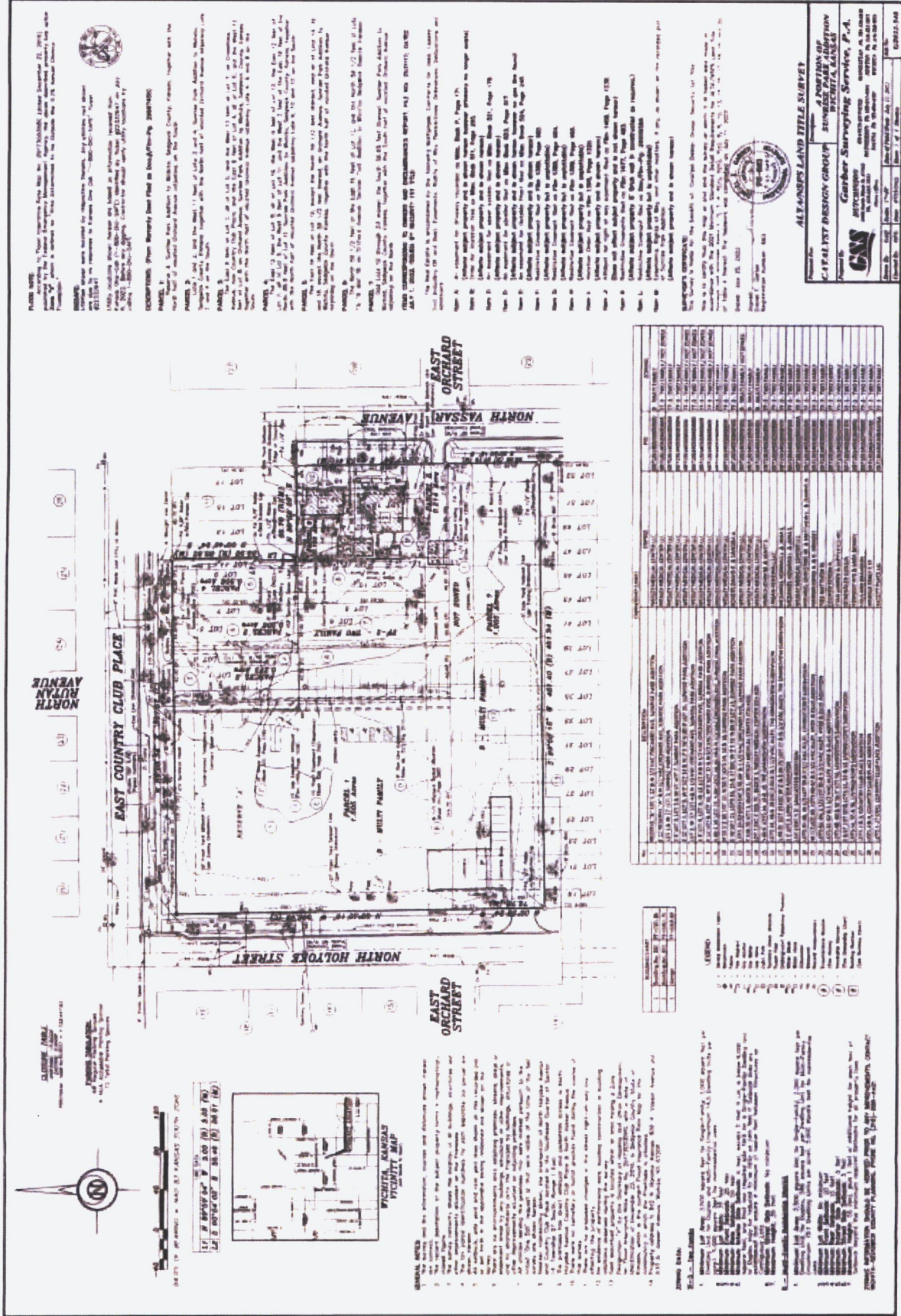
1. **The zoning, uses and character of the neighborhood:** Properties to the north, east, and west are zoned TF-3 Two-Family Residential District and are developed with single-family residential dwellings. Property to the south is zoned B Multi-Family District and is developed with a medical center that shares the same owner as the applicant.
2. **The suitability of the subject property for the uses to which it has been restricted:** The subject property is currently zoned TF-3 Two Family Residential District and could be developed with a single-family residential dwelling or a two-family residential dwelling.
3. **Extent to which removal of the restrictions will detrimentally affect nearby property:** The rezoning of the parcel to B Multi-Family should not detrimentally affect nearby properties. The parcels zoned TF-3 Two-Family Residential District, combined with the parcels already zoned B Multi-Family District, will easily accommodate the medical rehabilitation facility proposed on site. The screening and landscaping requirements are designed to mitigate possible negative impacts.
4. **Relative gain to the public health, safety and welfare as compared to the loss in value or the hardship imposed upon the applicant:** Approval of the request represents a gain to the public in that it contributes to support economic opportunity in the area. Approval of this application is not anticipated to have a

significant detrimental impact to public health, safety, or welfare.

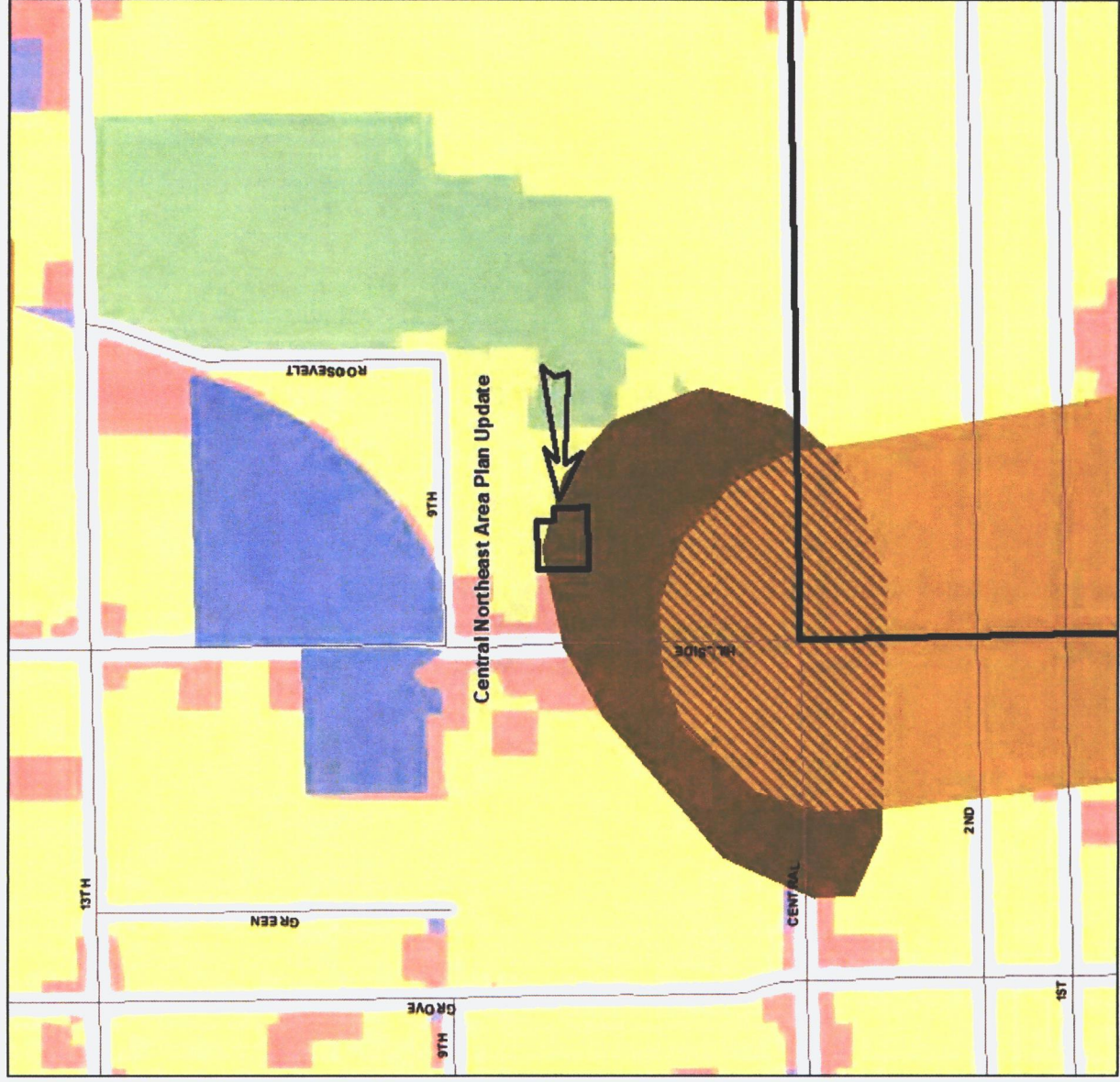
5. **Conformance of the requested change to the adopted or recognized Comprehensive Plan and policies:** The requested zoning aligns with the goals of the *Community Investments Plan*, the *Places for People Plan*, and the *Central Northeast Area Plan*, as discussed in the staff report.
6. **Impact of the proposed development on community facilities:** Development of the property would make use of existing community facilities and resources and is not expected to exceed their capacity. The site is served by all municipal services.

Attachments:

1. Site Plan
2. Aerial Map
3. Zoning Map
4. Land Use Map
5. Site Photos







Looking east towards vacant lot (North Holyoke Street)



Looking east away from site (North Vassar)



Looking north away from site (North Vassar)



Looking north away from site (Country Club Place)



Looking north towards site of vacant lot



Looking south away from site (North Vassar)



Looking west towards site (North Vassar)



Looking west away from site (North Holyoke)

