

Planning Agenda Item # \_\_\_\_\_

City of Wichita  
City Council Meeting  
March 4, 1997

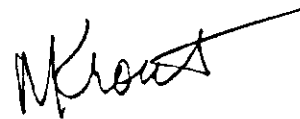
Agenda Report # \_\_\_\_\_

**TO:** Mayor and City Council Members

**SUBJECT:** SCZ-0730 -RIVERSIDE HEALTH SYSTEM, INC.(CONTRACT PURCHASER);  
MARYAN E. THOMAS (APPLICANT); REQUEST ZONE CHANGE FROM "SF-  
20" SINGLE-FAMILY RESIDENTIAL TO "GO" GENERAL OFFICE DISTRICT  
ON PROPERTY LOCATED WEST OF 135TH STREET WEST AND NORTH OF  
MAPLE,

(DISTRICT #3)

**INITIATED BY:** Metropolitan Area Planning Department



**AGENDA ACTION:** Planning

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**MAPC Recommendation:** Approve, subject to platting within 1 year, and to the additional provisions of a P-O Protective Overlay District (9-4-1)

**Staff Recommendation:** Deny

**Background:** The applicant requests a zone change from "SF-20" Single-Family Residential to "GO" General Office for a 3 acre unplatted tract located at the northwest corner of 135th Street West and Maple. Riverside Health Systems, Inc. is seeking the zone change in order to increase their office zoning to the east for the development of a medical clinic at this site.

The area to the north and west is zoned "SF-20" and used for agricultural purposes. East of the application area is property owned by Riverside Health System, Inc. that was approved for 3 acres of "GO" zoning by the Board of County Commissioners on July 17, 1996. Property located at the northeast corner of this intersection was approved for 3.5 acres of "LC" zoning by the MAPC on December 19, 1996. The Auburn Hills Commercial Community Unit Plan is located on 12 acres of the southeast corner, and the recently approved Auburn Hills II Commercial Community Unit Plan is located on 6 acres at the southwest corner of the same intersection.

The application did not include a site plan or description on how this 3 acres may potentially develop with Riverside's 3 acre site to the east.

The case was deferred during the January 16, 1997 Planning Commission hearing in order to address

how this property was to be developed. The agent for the applicant stated that Riverside Health Systems wanted to expand their ownership at this intersection. The Planning Commission also discussed the City Council policy limiting the amount of commercial zoning at this intersection. The Commission voted to defer this case in order for the applicant to outline the proposed development in more detail.

During the Planning Commission's discussion of this matter on January 30, 1997, the agent for the applicant explained that Riverside Health Systems wanted to develop the site for a medical clinic on the eastern 3 acres, with the other three acres developing with doctor's offices to support the clinic. The Planning Commission added the condition that the use of this site be limited to "medical service" uses and the condition that the height limit be 35 feet with the second story of any building limited to 25% of the gross floor area. After discussion, the MAPC voted (9-4-1) to approve the request with these provisions in a Protective Overlay as recommended by staff.

**Recommendation:**

1. Concur with the findings of the MAPC and approve the zone change, subject to the additional recommended provisions of a Protective Overlay District and subject to the condition of platting; instruct the Planning Department to forward the ordinance for first reading when the plat is forwarded to the City Council; or
2. Return the application to the MAPC for consideration.

(An override of the Planning Commission's recommendation requires a 2/3rd majority vote of the membership of the governing body on the first hearing.)

13  
6-17-97

( ) Published in The Daily Reporter on JUN 27 1997

ORDINANCE NO. 43-512

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. SCZ-0730**

Zone change request from "SF-20" Single-Family District to "GO" General Office District, and to "P-O" Protective Overlay District #11 on property, described as:

Lot 2, Riverside Health System Addition, Wichita, Sedgwick County, Kansas. Generally located at the northwest corner of Maple and 135th Street West. (District #5)

**SUBJECT TO THE FOLLOWING PROTECTIVE OVERLAY RESTRICTIONS:**

- A. All freestanding signs must be monument type.
- B. Light poles must be limited to a maximum height of 14 feet.
- C. Extensive use of backlit canopies and neon or fluorescent tube lighting on buildings is not permitted.
- D. Landscaping shall comply with the Landscape Ordinance of the City, except that requirements for street yard landscaping and buffer strip trees must be calculated at 1.5 times the minimum ordinance requirements.
- E. All buildings on the site must share similar architectural character, color, texture, and the same predominate exterior building material. Building walls and roofs must have predominantly earth-tone colors, with vivid colors limited to incidental accent, and must employ materials similar to surrounding residential areas.

- F. The administrative adjustment provisions of the Wichita-Sedgwick County Unified Zoning Code, Section V-E.14 shall apply to the protective overlay.
- G. The use of this property is limited to medical service uses.
- H. All buildings shall be limited to 35 feet in height, and 2 stories in height with the second story limited to 25% of the total building floor area.

**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.

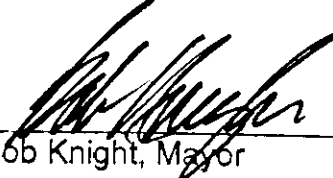
ADOPTED AT WICHITA, KANSAS, JUN 24 1997

ATTEST:

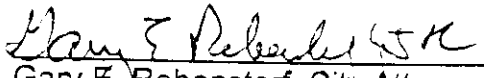
  
Pat Burnett, City Clerk

(SEAL)



  
Bob Knight, Mayor

Approved as to form:

  
Gary E. Rebenstorf, City Attorney