

SISTERS OF ST. JOSEPH

PLANNED UNIT DEVELOPMENT

PUD-45

GENERAL PROVISIONS:

1. Total Land Area: 2,147,508.5 sq. ft. ± or 49.3 acres
Total Gross Floor Area: 751,628 sq. ft.
Total Floor Area Ratio: 35 percent
2. Parking requirements shall be per the Wichita-Sedgwick County Unified Zoning Code, unless otherwise dictated by the PUD. Parking for Multi-family uses shall be calculated at one parking space per unit, and Group Residence uses shall be calculated at one parking space per bedroom. Parking for all non-residential uses shall be calculated at one parking space per 500 square feet of building area.
3. Setbacks are as indicated on the P.U.D. drawing.
4. A Drainage Plan shall be submitted to the City of Wichita's Stormwater Management for approval. Required guarantees for drainage shall be provided at the time of platting improvements.
5. Signs shall be in accordance with City Sign Code for the "GO" General Office zoning district, except an individual sign may be permitted up to 100 square feet in area. No LED, billboard, or off-site signs shall be permitted.
6. Parcel 1 shall be limited to the following uses: Single-family, Duplex, Multi-family, Group Residence (General), Assisted Living, Nursing Facility, Church/Place of Worship, Community Assembly, Day Care (General), Hospital, Medical Service, Office (General), Helipad, Second Hand Store as an accessory use to said Church/Place of Worship, Vocational School, Private Cemetery, Mausoleum or Columbarium, and Retail limited to the sale of products principally produced on-site, sales of religious merchandise accessory to said Church/Place of Worship, and other uses accessory to religious institutions.
7. Uses are those permitted by the approved PUD, and are subject to the development standards contained in the approved PUD.
8. Access shall be as indicated on the Plan, and/or as approved during the platting process.
9. Landscaping requirements shall be per the Wichita-Sedgwick County Unified Zoning Code for institutional uses. Existing landscaping shall be considered as meeting this requirement. Screening around the perimeter of the PUD shall not be required.
10. The design layout shown on the plan illustrates only one development concept. Modifications to the location of improvements, building layout, and/or access locations may be permitted, provided they meet all requirements of this plan.
11. All applicable permits, licenses, inspections or change in use shall be obtained prior to occupancy.
12. Amendments, adjustments or interpretations to this P.U.D. shall be done in accordance with the Unified Zoning Code.
13. The Transfer of title of all or any portion of land included within the Planned Unit Development (or any amendments thereto) does not constitute a termination of the plan or any portion thereof, but said plan shall run with the land and be binding upon present owners, their successors and assigns.
14. The development of this property shall proceed in accordance with the development plan as recommended for approval by the Planning Commission and approved by the Governing Body, and any substantial deviation of the plan, as determined by the Zoning Administrator or the Director of Planning, shall constitute a violation of the building permit authorizing construction of the proposed development.
15. Any major changes in this development plan shall be submitted to the Planning Commission and to the Governing Body for their consideration.
16. Subject to platting the unplatted portions of the application area prior to the issuance of building permits.

LEGAL DESCRIPTION:

The Southeast Quarter of the Northwest Quarter of Section 26, Township 27 South, Range 1 East of the 6th P.M., Sedgwick County, Kansas, except that portion platted as Longview Terrace, an Addition to Wichita, Kansas, Sedgwick County, Kansas, and except that portion platted as Brown - Jennings Replat of part of Longview Terrace Addition to Wichita, Kansas, Sedgwick County, Kansas, and except that part dedicated for street purposes in Book Misc. 342, Page 576; TOGETHER WITH a tract described as Commencing 285 feet East of the Northwest corner of the Northeast Quarter of the Southwest Quarter of Section 26, Township 27 South, Range 1 East of the 6th P.M., Sedgwick County, Kansas; thence South 662 feet; thence East 1040 feet; thence North 662 feet; thence West 1040 feet to the place of beginning, except that part platted as Sisters of St. Joseph Second Addition to Wichita, Sedgwick County, Kansas; and except that part platted as Sisters of St. Joseph Fourth Addition to Wichita, Sedgwick County, Kansas; and except that part platted as Sisters of St. Joseph 6th Addition, Wichita, Sedgwick County, Kansas; TOGETHER WITH Lot 1, Block 1, Sisters of St. Joseph Second Addition to Wichita, Sedgwick County, Kansas; TOGETHER WITH Lot 1, Block A, Sisters of St. Joseph Fourth Addition to Wichita, Sedgwick County, Kansas; TOGETHER WITH Lot 1, Block A and Reserve A, Sisters of St. Joseph 5th Addition, Wichita, Sedgwick County, Kansas; TOGETHER WITH Lots 1 and 2, Block A, Sisters of St. Joseph 6th Addition, Wichita, Sedgwick County, Kansas; TOGETHER WITH The Southeast Quarter of the Northeast Quarter of the Southwest Quarter of Section 26, Township 27 South, Range 1 East of the Sixth Principal Meridian, Sedgwick County, Kansas, except the West 30 feet thereof and except the South 30 feet thereof dedicated for street; and except that part platted as Sisters of St. Joseph 5th Addition, Wichita, Sedgwick County, Kansas; TOGETHER WITH a tract of land in the SE ¼ of Sec. 26, Twp 27-S, R-1-E of the 6th P.M., Sedgwick County, Kansas more particularly described as follows: That part of vacated odd Lots 1 through 47, inclusive, or vacated Fees Avenue, together with those parts of said vacated Fees Avenue, vacated Henry Street, and vacated Lincoln Street, all in vacated Duffs Subdivision of Lot 4 in Duffs Subdivision of the SE ¼ of Sec. 26, T27S, R1E lying west of and abutting a line 160.00 feet normally distant east of and parallel with the west line of the SE ¼ of said Sec. 26.

APPROVED PUD

MAP 5-7-15

WCC 6-9-15

PUD-45

SISTERS OF ST. JOSEPH
PLANNED UNIT DEVELOPMENT



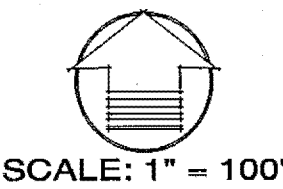
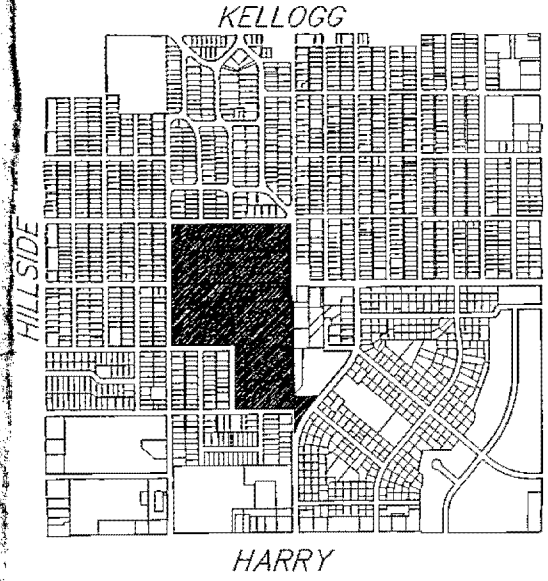
PARCEL 1

- A. Net Area: 2,147,508.5 sq. ft. ± or 49.3 acres ±
- B. Maximum Building Coverage: 644,252.5 sq. ft. or 30 percent
- C. Maximum Gross Floor Area: 751,628 sq. ft.
- D. Floor Area Ratio: 35 percent
- E. Maximum building height: 50 feet, except for any other structures exempt by the UZC.
- F. Setbacks: See Drawing
- G. Access Points: See Drawing
- H. Permitted Uses: See General Provision #6.

REVISIONS:

Planned Unit Development (PUD2015-03) Filed: March 30, 2015
Revised per staff comments: April 29, 2015
Approved by MAPC:
Approved by City Council:

VICINITY MAP



Published in The Wichita Eagle on

ORDINANCE NO.

Sept 9, 2016
50-309

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. PUD2015-00003

Zone change request from Multi-Family Residential (B), Two-Family Residential (TF-3), General Office (GO) and General Commercial (GC) to Planned Unit Development (PUD) on property described as:

Sisters of St. Joseph 7th Addition, Wichita, Sedgwick County, Kansas.

Generally located north of East Harry Street, East of South Hillside Avenue.

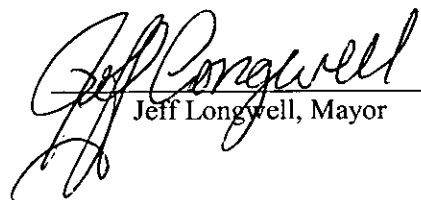
SECTION 2. That upon the taking effect of this Ordinance, the above zoning changes shall be entered and shown on the "Official Zoning Map" previously adopted by reference, and said official zoning map is hereby reincorporated as a part of the Wichita-Sedgwick County Unified Zoning Code as amended.

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 this 16th day of Sept., 2016.

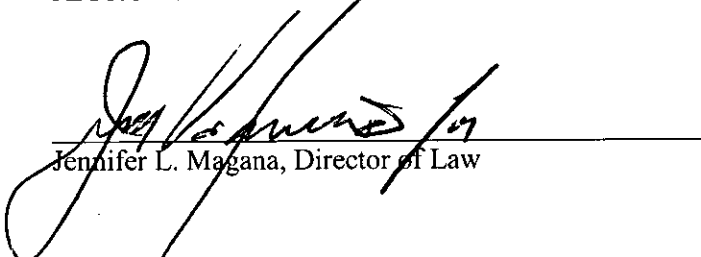
ATTEST:


Karen Sublett, City Clerk


Jeff Longwell, Mayor



APPROVED AS TO FORM:


Jennifer L. Magana, Director of Law

STAFF REPORT
DAB III 5-6-2015
MAPC 5-7-2015

CASE NUMBER: PUD2015-00003

APPLICANT/AGENT: Sisters of St. Joseph (Sr. Pam Young) / Baughman Company, P.A. (Russ Ewy) and Congregation of St. Joseph (Edward Sutoris)

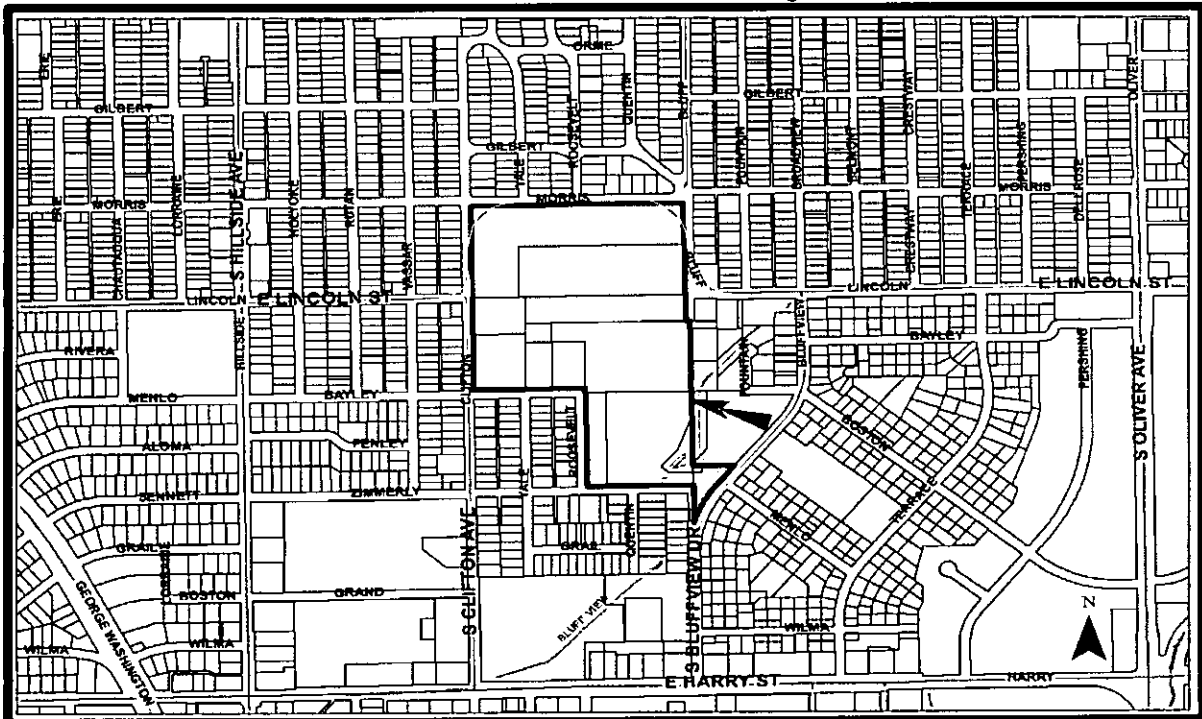
REQUEST: Creation of the Sisters of St. Joseph Planned Unit Development to permit a multi-use facility that supports the mission and activities of church, place of worship or religious order

CURRENT ZONING: B Multi-Family Residential, TF-3 Two-Family Residential, GO General Office and GC General Commercial

SITE SIZE: 50 acres

LOCATION: South of East Morris Street, east of South Clifton Avenue and South Roosevelt Avenue, north of East Bayley Street and East Zimmerly Street and west of Bluffview Drive (one-half mile north of East Harry Street and one-quarter mile east of South Hillside Avenue)

PROPOSED USE: Residential, office, religious, heliport, cemetery, hospital, medical service and retail uses associated with a religious order and its mission



BACKGROUND: The application area is generally located south of East Morris Street, east of South Clifton Avenue and South Roosevelt Avenue, north of East Bayley Street and East Zimmerly Street and west of Bluffview Drive and Bluff Avenue (one-half mile north of East Harry Street and one-quarter mile east of South Hillside Avenue). The application area is currently zoned B Multi-Family Residential (B), Two-Family Residential (TF-3), General Office (GO) and General Commercial (GC), and is developed with facilities associated with the Sisters of St. Joseph religious order, such as: chapel, group living quarters, cemetery helipad, and offices. It is believed the first structures located on the site were built circa 1915 and the site has been used by the Sisters of St. Joseph from the beginning. The site contains 49.3 acres, some of which is platted.

The applicant is requesting a zone change to the Planned Unit Development (PUD) #45 which would permit the following uses on Parcel 1: Single-family, two-family, multi-family, general group residence, assisted living, nursing facility, church/place of worship, community assembly, general day care, hospital, medical service, general office, heliport, second hand store as an accessory use to a church/place of worship, vocational school, private cemetery, mausoleum or columbarium, retail sales limited to the sale of products principally produced on-site, sales of religious merchandise accessory the church/place of worship, and other uses customarily associated with a religious institution. The proposed PUD has only one parcel.

The applicant is proposing the following development standards: 1) a total gross floor area of 751,628 square feet (35 percent). 2) Parking per code except parking for multi-family use shall be one space per unit, group residence one space per bedroom and non-residential uses at one space per 500 square feet of building area. 3) Setbacks vary from 35 feet to 20 feet. 4) A drainage plan shall be submitted for review and approval and guarantees shall be provided at the time of platting. 5) Sign standards are to be per the GO district of the Sign Code except that individual signs may be up to 100 square feet. No LED, billboard or off-site signs shall be permitted. 6) Uses are as described in the preceding paragraph. 7) Access shall be as platted or as indicated on the PUD. 8) Landscaping shall be per Unified Zoning Code for institutional uses (Article IV, Section IV-B.3.d(2)). Existing landscaping shall be considered to count towards the interior side and rear yard screening requirements. Screening around the perimeter shall not be required.

Surrounding properties are principally zoned Two-Family Residential (TF-3). Land to the east is also zoned B Multi-Family Residential (B). Most of the surrounding properties are developed with single-family homes, however, some may be two-family. Land to the east of Bluffview Drive is also a park.

CASE HISTORY: Case number ZON2002-00008 granted B zoning. SUB2002-00054 was the Sisters of St. Joseph 5th Addition. ZON2004-00008 granted GO zoning and was perfected by SUB2004-00030, the Sisters of St. Joseph 6th Addition.

ADJACENT ZONING AND LAND USE:

North: TF-3; single-family residential
South: TF-3; single-family residential
East: TF-3 and B; single-family residential, park
West: TF-3; single-family residential

PUBLIC SERVICES: The site is served by all the usual municipal services or they are available for extension. Comments concerning the following streets apply only to those portions of the streets that abut the application area. Roosevelt Avenue is a two-lane sand and gravel street with 60 feet of full right-of-way. East Bayley Street is a two-lane paved street with 60 feet of full right-of-way. East Zimmerly

Street is a two-lane paved street with 60 feet of full right-of-way. East Zimmerly Street has not been installed for the segment located between South Bluff Avenue and Quentin Avenue. Bluffview Drive has 70 feet of full right-of-way and is permitted one driveway. South Clifton Avenue located south of Lincoln is a paved two-lane street with 60 feet of full right-of-way; north of Lincoln Street Clifton Avenue is a paved four-lane facility. The formal entrance to the existing site located where Lincoln Street and Clifton Avenue intersect. Other access points are located on Bluffview Drive, Zimmerly Street, Bayley Street and Lincoln Street/Bluff Avenue. Morris Street is a four-lane paved street with 60 feet of right-of-way. Bluff Avenue is also a four-lane paved street with 60 feet of right-of-way. Two citizens mentioned that the public streets bordering the application area probably needed resurfacing and that there should be a review of the area's drainage facilities.

CONFORMANCE TO PLANS/POLICIES: The 2030 Wichita Functional Land Use Guide depicts this site as appropriate for "major institutional." This category includes facilities of a significant size and scale or operation and could include a range of such uses as government facilities, military bases, libraries, schools, cemeteries, churches, hospitals and medical treatment facilities.

RECOMMENDATION: Based upon the information available at the time the staff report was prepared it is recommended that the request be approved, subject to the following conditions:

1. Subject to platting the unplatted portions of the application area prior to the issuance of building permits.
2. Uses are those permitted by the approved PUD, and are subject to the development standards contained in the approved PUD.
3. All applicable permits, licenses, inspections or change in use shall be obtained prior to occupancy.

This recommendation is based on the following findings:

1. The zoning, uses and character of the neighborhood: Surrounding properties are principally zoned Two-Family Residential (TF-3). Land to the east is also zoned B Multi-Family Residential (B). Most of the surrounding properties are developed with single-family homes, however, some may be two-family. Land to the east of Bluffview Drive is also a park. The character of the larger area is a long established residential area containing a long established religious order's facilities.
2. The suitability of the subject property for the uses to which it has been restricted: The application area is currently zoned B Multi-Family Residential (B), Two-Family Residential (TF-3), General Office (GO) and General Commercial (GC), and currently is developed with facilities associated with the Sisters of St. Joseph religious order, such as: chapel, group living quarters, cemetery helipad, and offices. The site could continue to be used as currently zoned; however, the proposed PUD consolidates the site's four zoning districts into one zoning district, the PUD. The proposed PUD allows primarily for the expansion or improvement of existing uses and services provided by, or for, the Sisters. The proposed PUD is a more suitable zoning than the site's current four districts.
3. Extent to which removal of the restrictions will detrimentally affect nearby property: The proposed PUD should not detrimentally impact nearby property owners. The proposed restrictions and development standards are designed to provide compatible land uses on the application area and within the larger neighborhood. Essentially the proposed PUD does not significantly change or add new uses to the site but facilitates the delivery of improved or

enhanced services to and by the Sisters.

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 will allow the applicant to enhance and expand the services provided to and by the Sisters.
5. Conformance of the requested change to the adopted or recognized Comprehensive Plan and policies: The 2030 Wichita Functional Land Use Guide depicts this site as appropriate for “major institutional.” This category includes facilities of a significant size and scale or operation and could include a range of such uses as government facilities, military bases, libraries, schools, cemeteries, churches, hospitals and medical treatment facilities.
6. Impact of the proposed development on community facilities: None identified.