

Planning Agenda Item # _____

City of Wichita
City Council Meeting
October 7, 1997

Agenda Report # _____

TO: Mayor and City Council Members

SUBJECT: Z-3245 - RIVERSIDE HEALTH SYSTEMS, INC. (PROPERTY OWNER/APPLICANT); TERRY SMYTHE, BAUGHMAN CO. (AGENT) REQUEST ZONE CHANGE FROM "TF-3" TWO-FAMILY RESIDENTIAL AND "B" MULTI-FAMILY RESIDENTIAL TO "GO" GENERAL OFFICE, LOCATED NORTH OF CENTRAL, EAST OF ST. PAUL

(DISTRICT #6)

INITIATED BY: Metropolitan Area Planning Department 

AGENDA ACTION: Planning

MAPC Recommendation: Approve, subject to replatting within 1 year (14-0).

CPO Recommendation: Approve, subject to staff recommendations (6-0).

Staff Recommendation: Approve, subject to replatting within 1 year.

Background: The applicant requests a zone change from "TF-3" Two-Family Residential and "B" Multi-Family Residential to "GO" General Office on approximately 1.57 platted acres, currently vacant, located north of Central and east of St. Paul. The applicant is requesting the zone change to expand the existing medical facilities and health-related services located further to the east of the application area.

The subject property is located to the west of the Riverside Health System facility, a pharmacy, and a medical office building, both on property zoned "GO" General Office. South and west of the subject property at the northeast corner of St. Paul and Central is a Quik Trip on land zoned "LC", as is a strip commercial center further south across Central. To the west across St. Paul are several single-family homes on property zoned "SF-6" Single-Family Residential, and several more homes to the north on property zoned "TF-3" Two-Family Residential.

In reviewing similar cases, staff has typically been supportive of small tracts being rezoned to the "NO" Neighborhood Office district as opposed to the "GO" General Office district when located near residential areas. However, while the "NO" district does allow medical service and office uses, the district does not allow hospital uses. Also, both the medical service and hospital uses that the applicant intends to develop on the subject property are allowed in the "B" district, but only Lot 37 is zoned "B", with the remainder of the application area to the north and to the south zoned "TF-3".

After limited discussion of Riverside Health System, Inc.'s development plans, the MAPC voted (14-0) to approve the request as recommended by staff.

Recommendation:

1. Concur with the findings of the MAPC and approve the zone change, 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 reconsideration.

(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.)

Z 3245

CW99-266 (First Published in The Daily Reporter, March 1, 1999)

ORDINANCE NO. 44-106

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-3245

Zone change request from "TF-3" Two-Family Residential and "B" Multi-Family Residential District to "GO" General Office District, described as:

Lot 1, Riverside Health System Second Addition, Wichita, Sedgwick County, Kansas. Generally located north of Central, east of St. Paul.

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, December 8, 1998.

Bob Knight, Mayor

ATTEST: (Seal)

Pat Burnett, City Clerk
(M1)

KE
DM
RS
KC
KW