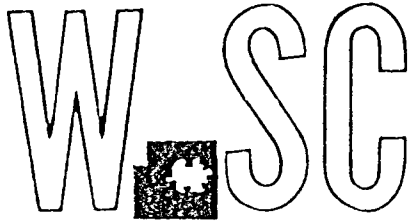


WICHITA -- SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4421
FAX (316) 268-4390

June 9, 1999

Wesley Medical Center, LLC
1 Park Plaza
Nashville TN 37203

RE: CU-519 – Conditional Use for Animal Care, Limited. On property generally located approximately 50 feet south of the southeast corner of 2nd Street and Hillside.

Dear Ladies and Gentlemen:

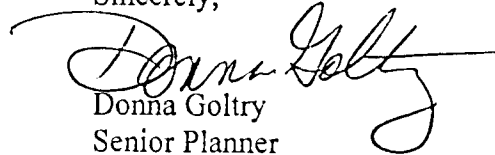
On June 8, 1999, the Wichita City Council considered the above-captioned request. The action of the Council was to APPROVE the request, subject to the following conditions:

- A. All animal treatment shall be conducted indoors.
- B. All animals boarded on the property shall be harbored indoors. Nothing in the approval of this case shall be construed to permit the outdoor harboring of animals.
- C. No noise or odors shall be discernible at the property line.
- D. Development of this property is restricted to two office buildings not to exceed 8,000 square feet in gross floor area in substantial compliance with the site plan as shown.
- E. A minimum of one parking space per 250 square feet of building area shall be provided on site in conformance to parking standards in the Unified Zoning Code.
- F. Access shall be limited to TWO opening(s) along Hillside and no openings along Holyoke for office or parking use.

- G. Landscaping, buffering, screening, and compatibility setbacks shall be in accordance with the Uniform Zoning Code and the Landscape Ordinance; and, in addition, shall include a solid landscape street yard composed of at least 1/3 evergreen planting materials along Holyoke for any use of the frontage along Holyoke except residential use.
- H. One sign shall be permitted along Hillside of a monument type not to exceed 32 square feet in area and 8 feet in height.
- I. Any violation of these conditions shall declare the conditional use permit null and void.

If you have any further questions concerning this matter, please contact the Planning Department office at 268-4421.

Sincerely,


Donna Goltry
Senior Planner

Cc: Christopher J. Heese, D.V.M., 6414 Pepperwood, Wichita, KS 67226
Kurt Schroder, Office of Central Inspection
Paul Hays, Office of Central Inspection
Randy Sparkman, Office of Central Inspection
J.R. Cox, Office of Central Inspection

HOLYOKE AVE.

PROPERTY LINE

172.93'

26.11'

FUTURE BUILDING SITE

LL 8

NOT A PART

2ND STREET

129.1

72.66'

81.01'

NOT A PART

LL 2E1

26'

PARKING 99 CARS

APPROX. CONSTRUCTION
AREA FOR SITE

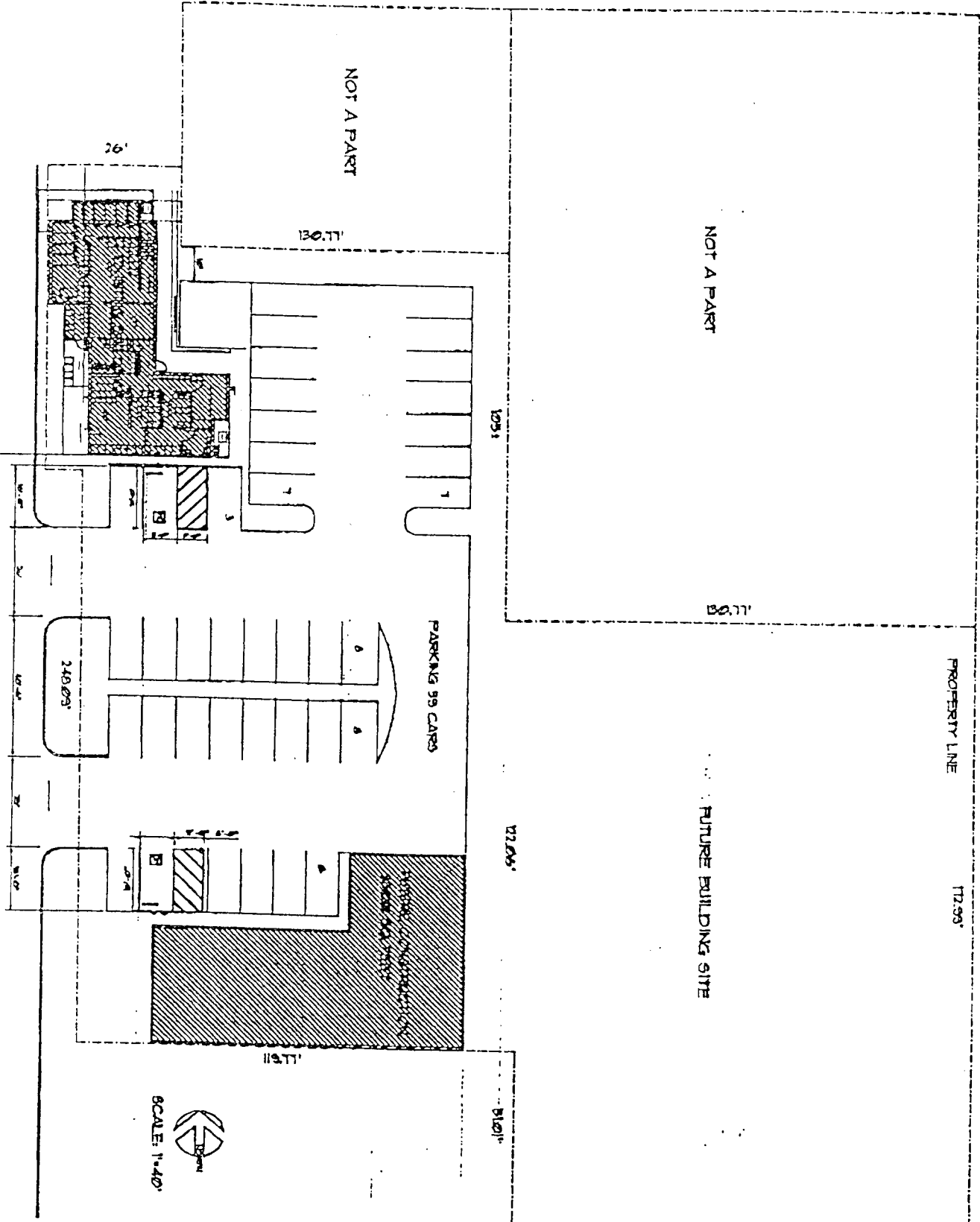
115.11'

240.09'

SCALE: 1"=40'



HILLSIDE AVENUE



STAFF REPORT

MAPC May 13, 1997

CPO(2) May 10, 1997

CASE NUMBER: CU-519

APPLICANT/AGENT: Christopher J. Hesse, DVM (contract purchaser); Wesley Medical Center, L.L.C. (owner)

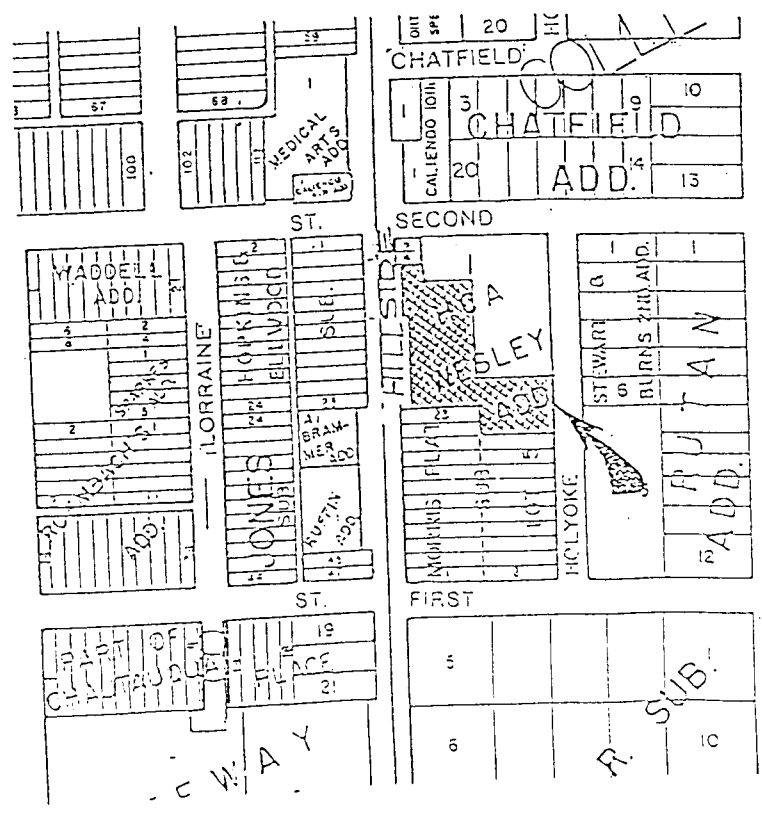
REQUEST: Conditional Use for Animal Care, Limited

CURRENT ZONING: "GO" General Office

SITE SIZE: 1.2 acres

LOCATION: Approximately 50 feet south of the southeast corner of 2nd Street and Hillside

PROPOSED USE: Veterinary Hospital



BACKGROUND: The applicant is requesting a Conditional Use to establish a veterinary hospital on a platted tract of 1.2 acres located approximately 50 feet south of the southeast corner of 2nd Street and Hillside. The site has a small existing office building (2,400 square feet) located in the northernmost portion of the site that is vacant and is initially proposed for use as the veterinary hospital. The site plan shows the proposed relocation of the clinic to the southern portion of the site in the future, with a larger building (3,500 square feet). Additionally, the applicant has indicated that a second building might be constructed to replace the existing building in this area of the site, but in conformance with setbacks established by the HCA Wesley Addition, platted in 1988. The existing building is located almost wholly within the front building setback of 20 feet. Additionally, the front portion of the building is located within a 10 foot contingent dedication of street right-of-way. The building was constructed during the 1950s prior to current standards for right-of-way widths, thus creating the need for the contingent dedication at the time of re-platting and eventual conformance to right-of-way and setback standards.

The site plan provides 33 parking spaces, above that necessary for the existing and proposed building as shown on the site plan. The site plan identifies the area on the east along Holyoke Avenue as a "future building site" and does not include a specific proposal for its use. Access is shown from one opening along Hillside.

Animal clinics, limited, are a Conditional Use when located within the zoning classification of "GO" General Office. The clinics must comply with standards restricting treatment only to dogs, cats and other small animals and harboring all animals indoors. No noise or odors are to be discernible at the property line.

Medical office buildings are located to the south and northeast on the same block as the site, and three apartment buildings are located on the south end of the block. The remaining portion of the block consists of single family residences and a duplex. A fire station is located across Hillside to the west, adjoining a small commercial strip center, two residences, and more commercial buildings. North of the site across 2nd Street, there is a dentist office on the corner, but single family residences occupy the remaining block face.

While office and commercial uses have long been established on Hillside, the site intrudes on the edge of the College Hill neighborhood by extending the office and parking uses a full block into the neighborhood instead of limiting non-residential uses to the area facing Hillside. In order to mitigate this effect and prevent further encroachment into the residential neighborhood, landscaping, screening and buffering is needed along the eastern edge of the development, and a residential use would be desirable for the 0.3 acre portion located along Holyoke.

CASE HISTORY: The property was rezoned from "B" Multi Family to "GO" General Office in 1986. As has been discussed, the subject property is located within HCA Wesley Addition re-platted January 25, 1988. There was a Lot Split of the plat dated June 24, 1992. The application includes Lot B except the northern 60 feet of the portion on Holyoke Avenue.

ADJACENT ZONING AND LAND USE:

NORTH:	"B" Multi Family, "GO" General Office	Vacant lot on corner; medical office, residences
SOUTH:	"B" Multi Family; "TF-3" Two Family	Vacant office, residences
EAST:	"TF-3" Two Family	Residences
WEST:	"B" Multi Family; "GO" General Office	Fire station, strip office center, residences

PUBLIC SERVICES: Municipal water and sewer services are available to the site. The subject property has access from Hillside, a 4-lane arterial with traffic volumes in 1997 of 19,613 average daily trips (ADT) between 1st and 2nd. The 2020 Transportation Plan projects traffic to increase slightly to 23,525 ADTs. Hillside is designated as a 5-lane arterial on the 2020 Transportation Plan and the volumes of approximately 20,000 would warrant a 5-lane configuration. However, the street is constructed to 4-lane standards and relies on protected left turn signalization to expedite traffic. Improvements to Hillside are not included in the 1998-2007 Capital Improvements Plan.

CONFORMANCE TO PLANS/POLICIES: The Sedgwick County Development Guide of the Comprehensive Plan identifies this area as appropriate for medium density residential. Residential Location Guideline #3 provides that medium-density residential development may serve as a transitional land use between low and high density residential as well as a buffer between lower-density residential from commercial uses. The Office Location Guidelines stipulate (1) that office uses should be generally located adjacent to arterial streets; (2) local, service-oriented offices should be incorporated within or adjacent to neighborhood and community commercial developments; and (3) low-density office uses can serve as a transitional land use between residential uses and uses of a higher intensity. The proposed use of the western portion is for a veterinary hospital. This conforms to the three locational guidelines for office use, and is compatible with the surrounding land use on Hillside.

In order to conform with codes, the property would need to provide a landscape street yard along Hillside and Holyoke, as well as buffering per the Landscape Ordinance and screening and compatibility setbacks for the property lines adjacent to TF-3 zoning on Holyoke.

RECOMMENDATION: This conditional use should be compatible with its neighbor, if noise and odors are properly confined. However, since no plans have been submitted for the use of the eastern portion of the site, and based upon information available prior to the public hearings, planning staff recommends that the request be APPROVED for a depth of 130 feet along Hillside, subject to the following conditions:

- A. All animal treatment shall be conducted indoors.
- B. All animals boarded on the property shall be harbored indoors. Nothing in the approval of this case shall be construed to permit the outdoor harboring of animals.
- C. No noise or odors shall be discernible at the property line.
- D. Development of this property is restricted to two office buildings not to exceed 8,000 square feet in gross floor area in substantial compliance with the site plan as shown.
- E. A minimum of one parking space per 250 square feet of building area shall be provided on site in conformance to parking standards in the Unified Zoning Code.
- F. Access shall be limited to one opening along Hillside and no openings along Holyoke for office or parking use.
- G. Landscaping, buffering, screening, and compatibility setbacks shall be in accordance with the Uniform Zoning Code and the Landscape Ordinance; and, in addition, shall include a solid landscape street yard composed of at least 1/3 evergreen planting materials along Holyoke for any use of the frontage along Holyoke except residential use.
- H. One sign shall be permitted along Hillside of a monument type not to exceed 32 square feet in area and 8 feet in height.
- I. Any violation of these conditions shall declare the conditional use permit null and void.

This recommendation is based on the following findings:

1. The zoning, uses and character of the neighborhood: The property is zoned "GO" General Office and there are several other office and medical office facilities along Hillside, making this a logical use for the western portion of the

property. With the exception of the medical office located northeast of the site along 2nd Street, the area to the northeast, east and southeast is residential in character.

2. The suitability of the subject property for the uses to which it has been restricted: Animal care, limited is one of the Conditional Uses possible for "GO" General Office zoning.
3. Extent to which removal of the restrictions will detrimentally affect nearby property: Since the property is already zoned "GO", this request should not have any immediate impact on the surrounding property beyond what is already permitted by use of right so long as the General Conditions of the Conditional Use are complied with by the veterinary hospital.
4. Conformance of the requested change to the adopted or recognized Comprehensive Plan: The Wichita-Sedgwick County Development Guide of the Comprehensive Plan identifies this area as appropriate for medium density residential development. The Locational Guidelines in the Comprehensive Plan include criteria that allow location of general office uses along arterial streets, serving the surrounding neighborhood, and as a transitional use. The veterinary hospital fits these criteria for the portion of the site facing Hillside.
5. Impact of the proposed development on community facilities: The site has access to Hillside, currently a 4-lane arterial that already has a sufficient volume of traffic to warrant a continuous left turn lane, however, this improvement is not scheduled and probably will not be undertaken in the future. The Conditional Use should generate a relatively small volume of traffic and not alter the overall traffic situation on Hillside. The restriction of access openings along Hillside will mitigate congestion from the site.