

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. ZON2016-00067

City zone change from TF-3 Two Family Residential District to GO General Office District described as:

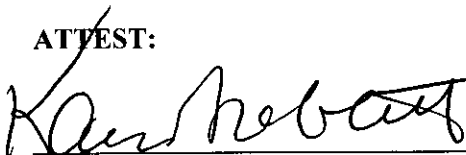
The West 10 feet of Lot 24, all of Lots 25 through 33, and the East 27 feet of Lot 34, Block 4, Shadybrook Addition to the City of Wichita, Sedgwick County, Kansas.

**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.

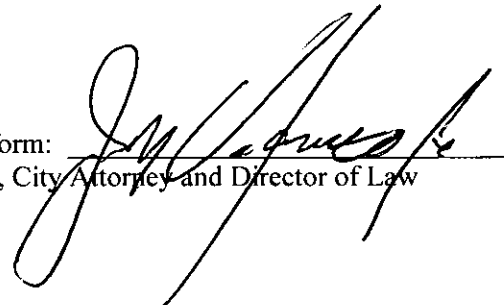
**SECTION 3.** That this Ordinance shall take effect and be in force from and after its adoption and publication in the official City paper.

  
Jeff Longwell, Mayor

ATTEST:

  
Karen Sublett, City Clerk



Approved as to form:   
Jennifer Magaña, City Attorney and Director of Law



**STAFF REPORT**  
MAPC January 19, 2017  
DAB 1 February 6, 2017

CASE NUMBER: ZON2016-00067

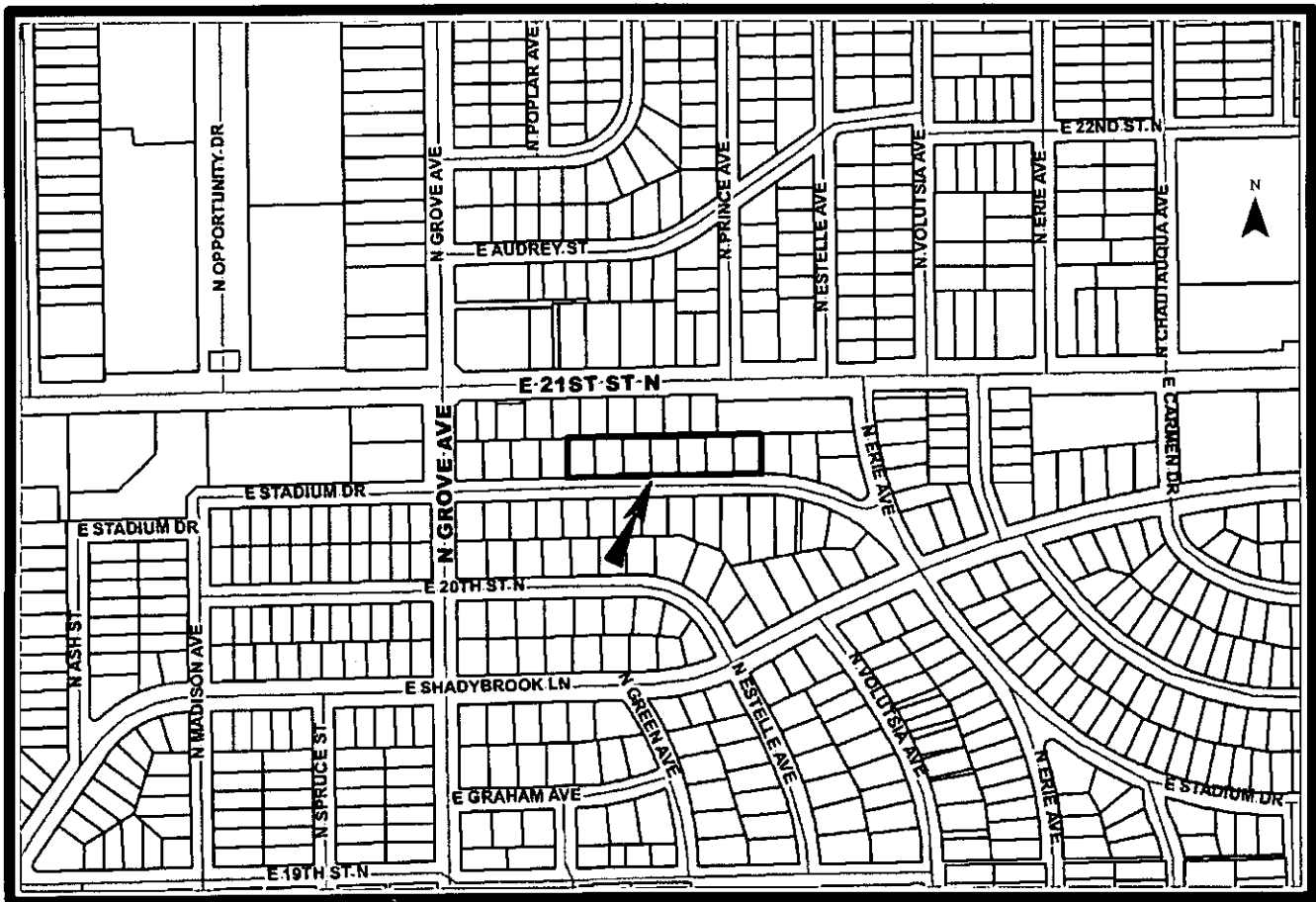
APPLICANT/AGENT: Healthcare Clinic (Owner), Baughman Company, Russ Ewy (Agent)

REQUEST: Rezone to "GO" General Office

CURRENT ZONING: "TF-3" Two Family Residential

SITE SIZE: Approximately 1.4 acres

LOCATION: Generally located on the north side of Stadium Drive, west of Erie Avenue, south of 21<sup>st</sup> Street North



**BACKGROUND:** The applicant is requesting a zone change from TF-3 Two-Family Residential (TF-3) to GO General Office (GO) for a 1.4 acre site on the north side of Stadium Drive, west of Erie Avenue. The purpose of the rezoning is to permit the expansion of Healthcore Clinic on the site. Healthcore Clinic operates an existing clinic on 21<sup>st</sup> Street North, adjoining this site. The overall clinic plan provides for the demolition of four single family homes on Stadium Drive to allow the clinic expansion. New facilities as shown on the site plan are patient and employee and client parking, a greenhouse, garden area, patio and learning kitchen. Please note that Healthcore has proceeded with demolition of the houses and site preparation for this expansion.

North of the subject site is the existing Healthcore Clinic on 21<sup>st</sup> Street North. A three story addition to the clinic is currently under construction at this location. Commercial and office uses with LC Limited Commercial or GO General Office uses are typical along this commercial corridor. South, east and west of the site are single family homes along Stadium Drive. These properties are zoned TF-3.

**CASE HISTORY:** The subject site is Lots 24-33 in Shadybrook Addition, platted in 1941.

**ADJACENT ZONING AND LAND USE:**

NORTH: GO-General Office	Existing Healthcore Clinic and parking
SOUTH: TF-3 Two Family	Single-family residential
WEST: TF-3 Two Family	Single-family residential
EAST: TF-3 Two Family	Single-family residential

**PUBLIC SERVICES:** The property is on the north side of Stadium Drive, a fully improved residential street. The new parking lot on the west side of the plan has thru access to 21<sup>st</sup> Street North, the easternmost lot is to be used for employee parking, with access to Stadium Drive. All municipal utilities are available to the site.

**CONFORMANCE TO PLANS/POLICIES:** The adopted Wichita-Sedgwick County Comprehensive Plan, *the Community Investments Plan*, identifies the site as being located within the Wichita Urban Growth Area. The Future Growth Concept Map identifies the area as subject to the *21st. Street North Corridor Revitalization Plan*. This area plan was adopted in 2004, and identifies the subject property as suitable for redevelopment as neighborhood retail.

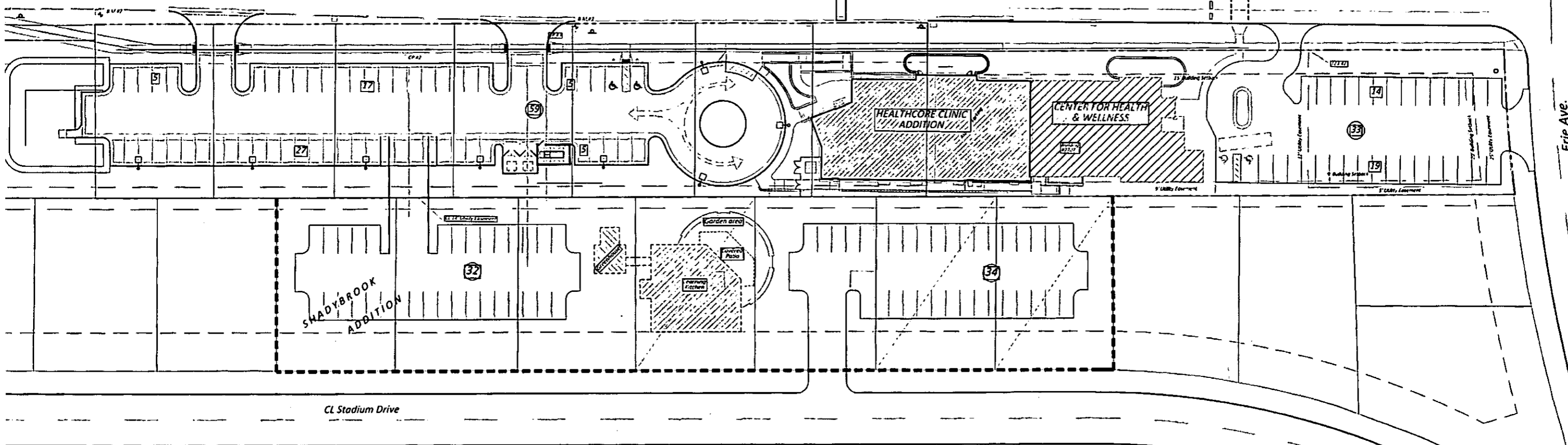
**RECOMMENDATION:** Based upon information available prior to the public hearings, planning staff recommends that the request be **APPROVED.**

This recommendation is based on the following findings:

- (1) The zoning, uses and character of the neighborhood:** North of the subject site is the existing Healthcore Clinic on 21<sup>st</sup> Street North. A three story addition to the clinic is currently under construction at this location. Commercial and office uses with LC commercial or GO office are typical along this commercial corridor. South, east and west of the site are single family homes along Stadium Drive. These properties are zoned TF-3.
- (2) The suitability of the subject property for the uses to which it has been restricted:** The existing zoning on the subject property is TF-3 Two Family. The site had been improved with four single family homes, but those properties had evidence of lack of maintenance and deterioration. Those homes have been demolished to allow the clinic expansion. Redevelopment of the site to meet the goals of the *21<sup>st</sup> Street Corridor Revitalization Plan* is a priority and would indicate the existing zoning on the site is not the most appropriate zoning district.
- (3) Extent to which removal of the restrictions will detrimentally affect nearby property:** The proposed GO office zoning would allow development consistent with the existing clinic facilities. With adherence to proper setbacks and landscaping requirements, the proposed clinic expansion would have a more positive impact on surrounding properties than the prior use of older single family homes.

- (4) **Conformance of the requested change to the adopted or recognized Comprehensive Plan and policies:** The adopted Wichita-Sedgwick County Comprehensive Plan, *the Community Investments Plan*, identifies the site as being located within the Wichita Urban Growth Area, and subject to the policies of the *21<sup>st</sup> Street North Corridor Revitalization Plan*. This area plan identifies the area as appropriate for redevelopment with neighborhood retail uses. The clinic expansion is considered consistent with this plan goal.
- (5) **Impact of the proposed development on community facilities:** All public improvements and infrastructure are in place and the proposed rezoning and plan have been reviewed and found that there will be no negative impact on existing community facilities.

N88 48'40"E 2639.92'  
21st St. N.



**APPROVED**

MAPD

Date: 2/21/17

# ZON2016-67 SITE PLAN

HEALTHCARE ZONE CHANGE



SCALE: 1"=60'