

Planning Agenda Item # _____

City of Wichita
City Council Meeting
February 24, 1998

REVISED

Agenda Report # _____

TO: Mayor and City Council Members

SUBJECT: Z-3265 - HUNTER HEALTH CLINIC, INC. (CONTRACT PURCHASER/APPLICANT); JAMES A. FAIRLEY, SCOTT AND CASTELLA GRESHAM AND EUGENE AND ANNA MILLER (PROPERTY OWNERS) REQUEST ZONE CHANGE FROM "TF-3" TWO-FAMILY RESIDENTIAL TO "GO" GENERAL OFFICE, LOCATED NORTH OF CENTRAL EAST OF SPRUCE AND WEST OF GROVE (519, 531 AND 537 NORTH GROVE). (DISTRICT #1)

INITIATED BY: Metropolitan Area Planning Department

W Krout

AGENDA ACTION: Planning

MAPC Recommendation: Approve, subject to platting within 1 year (12-0).

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

CPO Recommendation: Approve (5-3).

Background: The applicant requests a zone change from "TF-3" Two-Family Residential to "GO" General Office for a .88 acre tract located north of Central between Spruce and Grove. The applicant is requesting a zone change to allow for expansion of the existing Hunter Clinic. A new building would be constructed as well as a parking lot.

The application area is surrounded to the west and north with "TF-3" Two-Family Residential zoning. However, single family homes were built on these sites. To the south is Central with a commercial building located directly south of the existing Hunter Clinic across Central. While to the east there is a four lane stretch of Grove and a berm which separates this site with the homes to the east.

The site plan provided by the applicant shows the westernmost building will be removed while the existing building closest to Grove will stay. A new two story structure containing 30,000 square foot of space, is proposed to be built along Grove using the lots north and east of the alleys. Parking is proposed to be constructed west of the existing structure, along Central, and north of the new

building. A sculpture is to be placed in the center of this building site. The site plan also shows two access points along Spruce, Grove and Central. This decreases the number of access points to Central by one while increasing the number of access points to Spruce and Grove by one. The plan is illustrative only, and the issue of the use of the alleys for internal circulation will need to be reviewed by staff; vacation of all or some of these alleys may be needed or the plan revised. Traffic Engineering has suggested that the parking lot design should be altered to allow for better internal mobility, as well as limiting the potential conflict between traffic on Central and those persons in the southwest portion of the Hunter Clinic parking lot.

The "GO" district was added to the Unified Zoning Code to "accommodate office development and other complimentary land uses" and is "generally compatible with the 'Office' designation of the Wichita-Sedgwick County Comprehensive Plan." The "GO" district allows such uses as hotels/motels, medical service uses, funeral home in addition to offices.

At the January 29, 1998, MAPC meeting, the owners of property to the north spoke about realtors' efforts to buy their property, declining property values, trash, noise, graffiti and loitering. The opposition also stated that they have brought the problems to the attention of the directors of Hunter Clinic. Hunter Clinic responded that these problems happened prior to the present day management. Hunter Clinic also felt that with this type of service facility these problems will exist, and the directors will try to correct any problems. After discussion, the commission voted (12-0) to approve the request subject to platting the property within one year, as recommended by staff. There have been no protest petitions filed for this case.

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.)

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ORDINANCE NO. 44-501

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-3265

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

The north 45 feet of Lot 1, and Lot 2, Hunter Health Clinic Addition, Wichita, Sedgwick County Kansas.

Generally located on the northwest corner of Central and Grove.

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, _____

ATTEST:

Pat Burnett
Pat Burnett, City Clerk



Bob Knight
Bob Knight, Mayor

(SEAL)

Approve as to form:

Gary E. Rebenstorf
Gary E. Rebenstorf, City Attorney