

Planning Agenda Item # _____

City of Wichita
City Council Meeting
December 9, 1997

Agenda Report # _____

TO: Mayor and City Council Members

SUBJECT: Z-3256 - CITY OF WICHITA, C/O JOHN PHILBRICK (PROPERTY OWNER/APPLICANT); NORTHEAST CENTER FOR HEALTH AND WELLNESS, C/O ARNEATHA MARTIN (APPLICANT); JEFFREY T. CARTWRIGHT, MID-KANSAS ENGINEERING CONSULTANTS, INC. (AGENT).

(DISTRICT #6)

INITIATED BY: Metropolitan Area Planning Department



AGENDA ACTION: Planning

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

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

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

Background: The applicant requests a zone change from "MF-29" Multi-Family Residential to "NO" Neighborhood Office on a 1 acre platted tract, located south of 21st Street, west of Erie.

The subject property is located in a redeveloping area along 21st Street, with the majority of the property zoned "TF-3" Two-Family Residential and "MF-29" Multi-Family Residential to the east, south, and west. There are duplexes adjacent to the subject property to the south, with property to the east and west remaining undeveloped. Properties across 21st Street to the north are zoned "LC" Limited Commercial and "GO" General Office and are developed with professional offices.

The subject property is owned by the City of Wichita, who has leased the tract (Lots 14 through 19, Block 4, Shadybrook Addition) to the Northeast Center for Health and Wellness. The site plan submitted to the Office of Central Inspection (copy attached) shows a 4,430 square foot health center located near the center of the application area, with employee parking to the west and client parking to the east. There will be three points of access to the site, two on 21st Street and one on Erie. The western-most drive, shown on Lot 13 which has been excluded from the application area, will be

moved further east and will result in the two 21st Street openings being spaced approximately 200 feet apart. The zoning code will require that the property be screened by a solid wall or fence from the surrounding, residentially-zoned property, along with the Landscaping Ordinance requirements.

The "NO" district was added to the Unified Zoning Code to "accommodate very low intensity office development and other complimentary land uses that are generally appropriate near residential neighborhoods." The "NO" district allows such uses as day care centers, churches, medical service, and offices which could serve the surrounding residential developments, while the "GO" district permits multi-family residential, assisted living, schools, and hotels/motels, as well as animal care, self-storage warehouse, and rock crushing as conditional uses, which are out of character with the surrounding developments. The "NO" district has the same sign restrictions as the "GO" district (32 square feet on a single tenant lot with no artificial illumination), but limits the size of an individual use to 8,000 square feet of gross floor area.

After limited discussion of this matter, the MAPC voted (12-0-1) 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.)

(_____) Published in The Daily Reporter on _____

ORDINANCE NO. _____

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- 3256

Zone change request from "MF-29" Multi-Family District to "NO" Neighborhood Office District, described as:

Lots 14 through 19, Block 4, Shadybrook Addition to Wichita, Sedgwick County, Kansas. Generally located south of 21st Street North, west of Erie (2707 E. 21st North).

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, _____