



CITY OF TOPEKA

PLANNING & DEVELOPMENT DEPARTMENT

REZONING APPLICATION

Submission Requirements
see last page of application
SUBMIT TO:
planning@topeka.org

APPLICATION TYPE

Re-Zone/New PUD PUD Major Amendment PUD Minor Amendment

OWNER INFORMATION

Property Owner(s): Stormont-Vail Healthcare Inc. Attn. Keith Griffin (Design and Construction Ma
Street Address: 1500 SW 10th Ave
City: Topeka State: KS Zip: 66604-1353
Daytime Phone Number: 785-354-6018 Email: KGriffin@stormontvail.org

PROJECT APPLICANT INFORMATION

Project applicant (or project name): Cotton O'Neil Cancer Center - Pharmacy Addition
Authorized owner representative or professional agent (engineer, architect, attorney, etc.):
SBB Engineering LLC Attn. Joshua Bielinski
Street Address: 101 S. Kansas Ave
City: Topeka State: KS Zip: 66603
Daytime Phone Number: 785-215-8630 Email: joshua.bielinski@sbbeng.com

AUTHORIZATION

I (we) am (are) the owner(s) of record for the subject property and hereby authorize filing of this application and any agent listed in this application to represent the owner(s). I (we) allow posting of signage on the property by the City of Topeka for the requested zoning change. I (we) declare that all submitted information is complete and accurate. I (we) hereby acknowledge that all zoning application procedures have been reviewed and understood as part of this submittal.

Owner 1 Name: Keith Griffin
Signature: [Signature] Date: 8-6-2020
Owner 2 Name: David Cunningham
Signature: [Signature] Date: 8/6/2020

PLANNING DEPARTMENT USE ONLY

CASE #: Z20/04
DATE REC'D: 8/7/2020
FILING FEE PAID: _____
PROPERTY TAXES CURRENT:
Y N
NIA/NA(S) TO NOTIFY: (1/2 mile)

PROPERTY OWNER NOTIFICATION MAILING:
MAIL BY: 8/28/2020

COUNCIL DISTRICT #: 1
REP: Hiller

LEGAL ADVERTISEMENT:
SUBMITTED: 8/26
PUBLISHED: 8/31/2020

PC Date:
September 21, 2020

ZONING APPLICATION DETAILS

Re-zoning from: M3 to: MS1 Total area (acres or square feet): 0.43

If a Planned Unit Development (PUD) rezoning, proposed zoning district use group(s): N/A

Address or Location of property to be re-zoned: 700 SW Washburn Ave

Parcel ID numbers of all properties included:
0973601017002000

Legal Description of property: If unplatted, send metes and bounds description as a Word doc; do not use shortened version on Sn. County website

lot(s) _____ block _____ subdivision: Horne's 2nd Addition // lot(s) _____ block _____ subdivision: _____

Lots: 218, 220, 222, 224, & 226

**APPLICATION FOR
REZONING**

ZONING APPLICATION DETAILS (cont'd)

Existing use(s) on the property: Existing parking lot. An apartment building in the lot was demolished circa 2015-2016

How long has the existing use been active on the property? It has been used as a hospital parking lot for 4-5 years.

Proposed use(s), if known (please describe to ensure conformity to the proposed zoning district):

The proposed use is the Cotton O'Neil Cancer Center - Pharmacy Addition and will match the use of the adjacent MS-1.

PRE-APP & NIM (Neighborhood Information Meeting)

PRE-APP MEETING DATE: 1/09/2020

Is a Neighborhood Information Meeting (NIM) required? Yes No Date and time of NIM: 8/27/2020 @ 6:00 PM

NIM Location (address and building name): The meeting will be conducted by Zoom (video conference)

INFRASTRUCTURE AVAILABILITY

If the information below is not addressed in the pre-application notes, please contact the City's Engineering Division at 785.368.3842 and complete the following:

Water - Location and size of water main serving site:

6" Cast Iron on the west side of SW Lane Street

Does the current system have adequate capacity? Yes No If not, are improvements anticipated? Yes No

Sanitary Sewer - Location and size of sewer main serving site:

27"x27" DI/PVC Main to north of the exist. bldg and east of the prop. addition. A short SS main extension & manhole is req'd.

Does the current system have adequate capacity? Yes No If not, are improvements anticipated? Yes No

Storm Drainage - How will storm water run-off be handled on site?

Exist. drainage patterns will be maintained. The prop. bldg addition is smaller than the apt. bldg that was demolished, reducing runoff.

Does the current storm sewer system have adequate capacity for proposed use? Yes No

Traffic Circulation - Does the site have public street frontage access and where are existing/proposed access openings?

A Left-Out entrance onto the Washburn Av. (One-Way), & full access from both SW 7th street to the north and SW Lane St. to the east

Are street improvements or traffic improvements anticipated? Yes No

No. Only minor pavement repair for the construction of the new building

APPLICANT JUSTIFICATION

Describe your reason for the zoning change:

To allow the building of the Cotton O'Neil Cancer Center - Pharmacy Addition. The entire area bound by SW Lane St./SW 7th St./SW Washburn Ave/SW 8th Ave is zoned MS-1 and it makes sense to homogenize the zoning of the block. A medical use is more fitting for the area than the apartment building which stood 38' away from the Cotton O'Neil Cancer Center.

In your opinion, how will the zoning change affect the surrounding properties and neighborhood?

There will be little perceived change to the neighborhood. Day traffic patterns and parked vehicles will be similar to when the apartment building existed. Evening traffic patterns will be reduced as the clinic will be closed in non-business hours. No emergency vehicle traffic (sirens) is expected.



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Submittal Requirements

All materials must be submitted digitally to planning@topeka.org

Unless otherwise specified, all documents should be sent as pdfs

CUP (Conditional Use Permit)	PUD or PUD Amendment	Re-Zoning (no PUD)	Site Plan Review	Subdivision (Major or Minor)	<p>If a pre-application meeting was held, please provide the documents as requested at that meeting.</p> <p>On the chart below: Y – Yes, the document(s) is/are required M – The document(s) are required only if requested by staff Blank – the document(s) is/are not required</p>
Y	Y	Y	Y	Y	Application (please send legal descriptions as Word files for re-zonings and CUPs)
Y	Y	Y		Y	Payment of Fee (check or credit card)
	Y				Master PUD Plan Two 24x36 print copies of the recorded PUD Master Plan will be due within 5 business days of recording.
Y	Y	Y	Y	Y	Vicinity Map (Aerial)
M	M	M	M	M	Traffic Impact Analysis (if requested)
				Y	Plat of Subdivision Preliminary and/or Final One 24x36 print copy of the final, approved copy of the preliminary plat will be due with mylar submission. Two 24x36 print copies of the recorded plat will be due within 5 business days of recording.
Y			Y		Site Plan For CUPs... One 24x36 print copy of the approved site plan must be submitted within 5 days of Governing Body approval.
Y	M		Y		Landscape Plan
M	M		M		Elevations
M	M		Y	Y	Stormwater Management Report
				M	Waiver of Extension REQUIRED IF major plat and preliminary and final plat are reviewed together
	M			M	Consent to Annexation
Y	Y	Y	Y	Y	Other documents requested by the Topeka Planning & Development Dept.

Documents and quantities listed are typical. If different documents/quantities are needed, Topeka Planning staff will request them.

For questions, contact the Planning & Development Department by phone, or email planning@topeka.org