

**ORDINANCE NUMBER 03-10140**

**AN ORDINANCE AMENDING THE COMPREHENSIVE PLAN OF THE CITY OF SALINA AS IT RELATES TO HOSPITAL MEDICAL LAND USES.**

**WHEREAS**, under the direction of the Planning Commission, a working group was formed consisting of representatives of the Salina Regional Health Center, Salina Downtown, Inc. and the Highland-Prescott-Eighth Street and Santa Fe Avenue Historic Districts; and

**WHEREAS**, the members of the working group produced and signed a Memorandum of Understanding dated January 13, 2003 which outlined mutually agreed upon principles and goals and future land use boundaries of the Santa Fe Campus of the Salina Regional Health Center; and

**WHEREAS**, the governing body of the City of Salina, Kansas has adopted Resolution Number 04-6139 which directs City staff and the city's appointed boards and commissions to utilize the Memorandum of Understanding and addendums as a guidance document when reviewing land use, zoning, and construction and demolition related applications in the vicinity of the Santa Fe Campus of the Salina Regional Health Center; and

**WHEREAS**, K.S.A. 12-747 authorizes Planning Commissions to make or cause to be made a comprehensive plan for development of the city including the general location, extent and relationship of the use of land for agriculture, residences, business, industry, recreation, education, public buildings and other public facilities, major utility facilities and any other uses deemed necessary, including hospital-medical related land uses, subject to approval by the governing body; and

**WHEREAS**, after due notice and a public hearing, the Planning Commission recommended the addition of a hospital-medical land use category to the city's Comprehensive Plan and an amendment of the Future Land Use Plan map to show the boundaries of the hospital-medical land use designation in the vicinity of the Santa Fe Campus of the Salina Regional Health Center; and

**WHEREAS**, the governing body has made the following findings.

- a. The proposed land use map change is consistent with the Goals, Objectives and Policies and the overall Comprehensive Plan;
- b. The proposed map amendment does not affect the adequacy of existing or planned facilities and services of the City or service area generally;
- c. The proposed land use map change results in reasonable compatible land-use relationships;
- d. The proposed action would not materially alter the adopted capital improvements program;
- e. The proposed action does not alter the implications of the land-use and growth projections which are an essential basis for arriving at the Plan.

**BE IT ORDAINED** by the Governing Body of the City of Salina, Kansas:

**Section 1.** That the Land Use Plan Map (Figure 11, P.107) of the Comprehensive Plan of the City of Salina be amended as follows:

An area generally bounded by Mulberry Street on the north, Fifth Street south to Center Street and then Fourth Street between Center Street and Prescott Avenue on the east, Prescott Avenue on the south, except for two lots between Santa Fe and Fifth Street and four lots on the north side of Prescott west of Santa Fe (120, 124, 130 and 132 West Prescott), the rear property line of the lots facing Eighth Street, to the north side of 439 S. Eighth Street, thence north along Eighth Street, thence east along South Street and thence north along Seventh Street to the point of beginning at Mulberry and Seventh Street, more particularly described on the attached map, shall be changed from Commercial Retail, Office, Medium Density and Low Density Residential and Public / Quasi Public to Hospital-Medical.

**Section 2.** That the Land Use Plan (P. 105) be amended to add a Hospital-Medical land use section as follows:

#### HOSPITAL-MEDICAL LAND USE

The Land-Use Plan strives to retain and promote the continued development of the Santa Fe campus of the Salina Regional Health Center as a major activity anchor at the south end of Downtown Salina.

#### Hospital-Medical Development Policies

The following general policies should be used to guide the growth of the Santa Fe campus in relation to Downtown Salina and surrounding residential neighborhoods.

- H-M1 The City of Salina recognizes the Memorandum of Understanding (dated January 13, 2003), as a statement of the of all the parties to the Memorandum as to future land use in the Santa Fe campus area.
- H-M2 The City encourages the health center to use its Santa Fe campus property in an orderly fashion; intensity of use will be greatest near the already developed hospital tower and become less intense as the properties approach low-density residential uses.
- H-M3 The City encourages the health center to use lands currently zoned H-M with multi-story structures and space efficient land-use patterns.
- H-M4 The City encourages the health center to develop the Santa Fe campus with concern for adequate parking and appropriate parking solutions, regard for landscaping, and consideration of the impacts of hospital related activities on neighboring residential property.
- H-M5 Any future expansion of the Santa Fe campus should respect the current boundaries of the Eighth Street-Highland-Prescott Historic District and Santa Fe Avenue Historic District.

**Section 3.** That this ordinance shall be in full force and effect from and after its adoption and publication once in the official city newspaper.

Introduced: December 20, 2004  
Passed: January 3, 2005

  
Monte Shadwick, Mayor

[SEAL]  
ATTEST:

  
Lieu Ann Elsey, CMC, City Clerk

# Hospital-Medical Land Use Proposed Boundary - Future Land Use Plan

