



Wichita-Sedgwick County Metropolitan Area Planning Department

August 16, 2018

House of Faith Ministries Church
Attn: Skaheena Chambers
545 S. Edwards Ave.
Wichita, KS 67213

RE: CON2018-00027 - City Conditional Use request to allow a Daycare, General in TF-3 Two-Family Residential zoned property; generally located on the northwest corner of W. University Avenue and South Edwards Avenue north of US Hwy 54 (545 S. Edwards Ave.)

Dear Applicant:

At its regular meeting on **July 12, 2018**, the Wichita - Sedgwick County Metropolitan Area Planning Commission considered the above captioned request. The action of the MAPC was to **APPROVE** the request in accordance with the attached resolution.

If you have any questions concerning this application, please contact our office at 268-4421.

Sincerely,

A handwritten signature in cursive script that reads 'Kathy L. Morgan'.

Kathy L. Morgan, Senior Planner
Current Plans Division

Copies to: MABCD
Jeff Blubaugh, Council Member District IV
Rebecca Fields, CSR District IV
Scott McColm and Lynda Reazin, lreasin@cox.net

CONDITIONAL USE RESOLUTION NO. CON2018-00027

WHEREAS, House of Faith Ministries Church (Owner) pursuant to Section V-D of the Wichita-Sedgwick County Unified Zoning Code (herein referred to as Unified Zoning Code), requests a Conditional Use for a Daycare, General, on property zoned TF-3 Two-Family Residential at 545 South Edwards Avenue and legally described as:

Lots 205, 207, 209, 211, 213 and 215, on Edwards Street, in Martinson's Fifth Addition to Wichita, Sedgwick County, Kansas

WHEREAS, proper notice as required by the Unified Zoning Code and by the policy of the Metropolitan Area Planning Commission (hereinafter referred to as MAPC) has been given; and

WHEREAS, the MAPC did, at the meeting of July 12, 2018, consider said application; and

WHEREAS, the MAPC has authority to permit a Conditional Use, subject to any special conditions deemed appropriate in order to assure full compliance with the criteria of the Unified Zoning Code.

NOW, THEREFORE, BE IT RESOLVED by the Metropolitan Area Planning Commission that this application be approved to allow a Conditional Use for a Conditional Use for a Daycare, General, on property zoned TF-3 Two-Family at 545 South Edwards Avenue and legally described as:

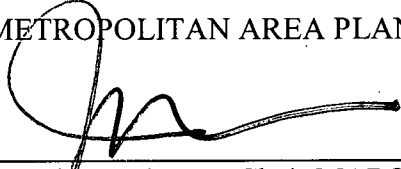
Lots 199, 201, 203, 205, 207, 209, 211, 213 and 215, on Edwards Street, in Martinson's Fifth Addition to Wichita, Sedgwick County, Kansas

Subject to the following conditions:

1. The site is to be developed as shown on approved site plan.
2. If the Zoning Administrator finds that there is a violation of any of the conditions of the Conditional Use, the Zoning Administrator, in addition to enforcing the other remedies set forth in the Unified Zoning Code, may, with the concurrence of the Planning Director, declare that the Conditional Use is null and void.

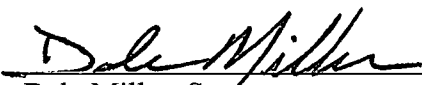
Adopted this 12th Day of July 2018

METROPOLITAN AREA PLANNING COMMISSION



Joseph A. Johnson, Chair MAPC

ATTEST:



Dale Miller, Secretary



STAFF REPORT

MAPC: July 12, 2018

DAB IV: August 6, 2018 (only if protested)

CASE NUMBER: CON2018-00027

OWNER/APPLICANT: House of Faith Ministries Church

AGENT: Shakeena Chambers

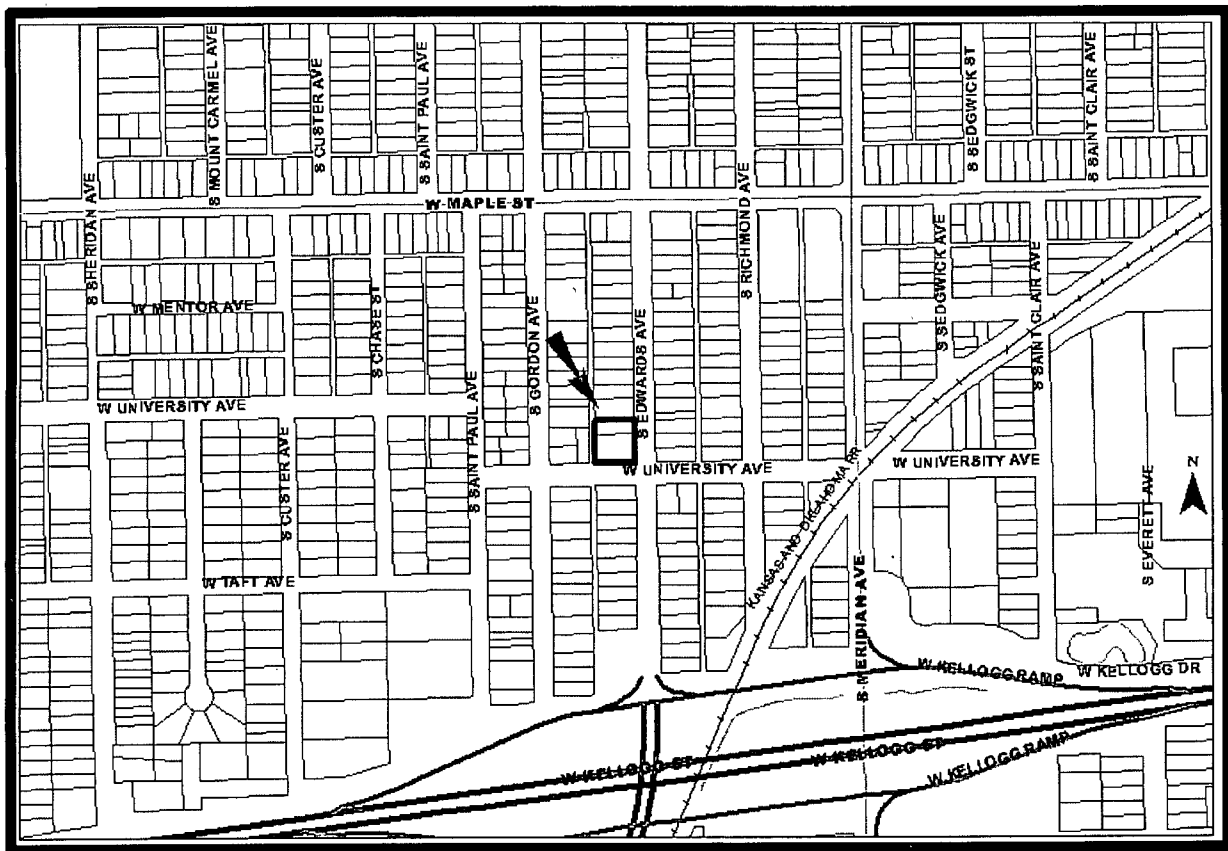
REQUEST: Conditional Use for Daycare, General

CURRENT ZONING: TF-3

SITE SIZE: 0.32 acre

LOCATION: North of U.S. Hwy 54 on the west side of Edwards Avenue (545 S. Edwards Avenue)

PROPOSED USE: Daycare, General



BACKGROUND: The applicant is requesting a “conditional use” to allow a daycare for 12 or fewer children with a maximum of five (5) staff persons not operated as a home occupation. The site is located north of U.S. Hwy 54 and west of South Edwards Avenue on the northwest corner of West University Avenue and South Edwards Avenue (545 S. Edwards Avenue). The subject site is developed with a one-story brick church with a sanctuary and education wing, built in 1977 and is currently used as a place of worship.

The applicant’s site plan shows the existing church and parking area. Seven (7) parking spaces are required for the daycare center. A total of 29 on-site parking spaces are provided. The Unified Zoning Code (UZC) requires one space for each teacher/employee, one space for each vehicle used for the operation of the daycare and one space for the first 12 children with an additional one space per 10 additional children.

Property surrounding the site is SF-5 Single-Family Residential and TF-3 Two-Family Residential developed with single-family residences and duplexes.

Day Care, General means a Day Care center that provides care, protection and supervision for more than ten individuals at any one time, including those under the supervision or custody of the day care provider and those under the supervision or custody of employees, or a Day Care center for ten or fewer individuals at any one time that is not operated as a Home Occupation.

CASE HISTORY: The site was platted as lots 205, 207, 209, 211, 213 and 215, Edwards Avenue, Martinson’s 5th Addition in 1886. The addition was annexed into the city between 1910 and 1919

ADJACENT ZONING AND LAND USE:

NORTH:	TF-3	Single-family and two-family residences
SOUTH:	TF-3	Single-family and two-family residences
EAST:	TF-3	Single-family and two-family residences
WEST:	SF-5	Single-family residences

PUBLIC SERVICES: The subject property has direct access to South Edwards Avenue, a local collector street with two lanes of traffic in each direction; and West University Avenue, a two-lane local street, south of the subject site. Municipal water and sewer services and all other utilities are currently provided to the subject property.

CONFORMANCE TO PLANS/POLICIES: The adopted Wichita-Sedgwick County Comprehensive Plan, the *Community Investments Plan*, identifies the site as within the Established Central Area - the downtown core and mature neighborhoods surrounding it in a roughly three-mile radius. The Plan encourages infill development within the Established Central Area that maximizes public investment in existing and planned infrastructure and services. The Future Growth Concept Map identifies the area “Residential.” This proposed project is in conformance with the Community Investment Plan.

RECOMMENDATION: Based on the information available prior to the public hearing, MAPD staff recommends the application be APPROVED.

The staff’s recommendation is based on the following findings:

1. **The zoning, uses and character of the neighborhood:** Property surrounding the site is TF-3 Two-Family Residential developed with single-family residences.
2. **The suitability of the subject property for the uses to which it has been restricted:** The

property is zoned TF-3. The Unified Zoning Code (UZO) allows a conditional use for Daycare, General within residential zoning districts. The site has sufficient parking to accommodate the daycare use.

3. **Extent to which removal of the restrictions will detrimentally affect nearby property:** A daycare at this location will not negatively impact residential use in the area.
4. **Conformance of the requested change to adopted or recognized Plans/Policies:** The adopted Wichita-Sedgwick County Comprehensive Plan, the *Community Investments Plan*, identifies the site as within the Established Central Area - the downtown core and mature neighborhoods surrounding it in a roughly three-mile radius. The Plan encourages infill development within the Established Central Area that maximizes public investment in existing and planned infrastructure and services. The Future Growth Concept Map identifies the area "Residential." This proposed project is in conformance with the Community Investments Plan.
5. **Impact on Community Facilities:** All public facilities are available and existing road facilities are adequate.

Attachment: Site Plan

