CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

January 27, 2020

Father James Billinger
1209 N. Indiana
Wichita, KS 67214

Dr. Delia Shropshire
1241 W. Jayson Lane
Wichita, KS 67235

Boys and Girls Club of South Central Kansas
Attn: Mr. Wiens
2400 N. Opportunity Drive
Wichita, KS 67219

RE: **CON2019-00052** - City Conditional Use request to allow requests a Conditional Use for an afterschool program (Day Care, General) on 5.39 acres zoned TF-3 Two-Family Residential; generally located at the northeast corner of the intersection of North Erie and of East 13th Street (1457 North Chautauqua Avenue)

Dear Applicant:

At its regular meeting on **January 9, 2020**, the Wichita - Sedgwick County Metropolitan Area Planning Commission considered the above captioned request. The action of the MAPC was to **APPROVE** the Conditional Use.

No valid protests were received. The action of the Wichita-Sedgwick County Area Planning Commission is final.

This is a reminder that the zoning notification signs should now be removed from the property.
If you have any questions concerning this application, please contact our office at 268-4421.

Sincerely,

Kathy L. Morgan

Kathy L. Morgan, Senior Planner
Current Plans Division

Copies to: MABCD
Brandon Johnson, Council Member District I
Kameelah Alexander, CSR District I
Paul Sullivan, 1447 N. Lorraine Ave., Wichita, KS 67214

Attachment: signed resolution

CONDITIONAL USE RESOLUTION NO. CON2019-00052

WHEREAS, Holy Savior Catholic Church, Father James Billinger, (Owners/Applicants), 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 an afterschool program (Day Care, General) on 5.39 acres zoned TF-3 Two-Family Residential described as:

Lot 1, Block D, Holy Savior Addition, Sedgwick, County, Kansas (1457 N. Chautauqua Avenue)

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 January 9, 2020 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 an afterschool program (Day Care, General) on 5.39 acres zoned TF-3 Two-Family Residential described as:

Lot 1, Block D, Holy Savior Addition, Sedgwick, County, Kansas (1457 N. Chautauqua Avenue)

Adopted this 9th Day of January 2020

METROPOLITAN AREA PLANNING COMMISSION

Charles A. Warren, Chairman MAPC

ATTEST:

Scott Knebel, Secretary

AGENDA ITEM NO. 4.2

WICHITA–SEDGWICK COUNTY
METROPOLITAN AREA PLANNING COMMISSION

STAFF REPORT

MAPC: January 9, 2020
DAB I: January 6, 2020

CASE NUMBER: CON2019-00052

AGENT/APPLICANT: Holy Savior Catholic Church, Father Billinger (Applicant) / Boys & Girls Club of South Central Kansas, Jordan Wiens (Agent)

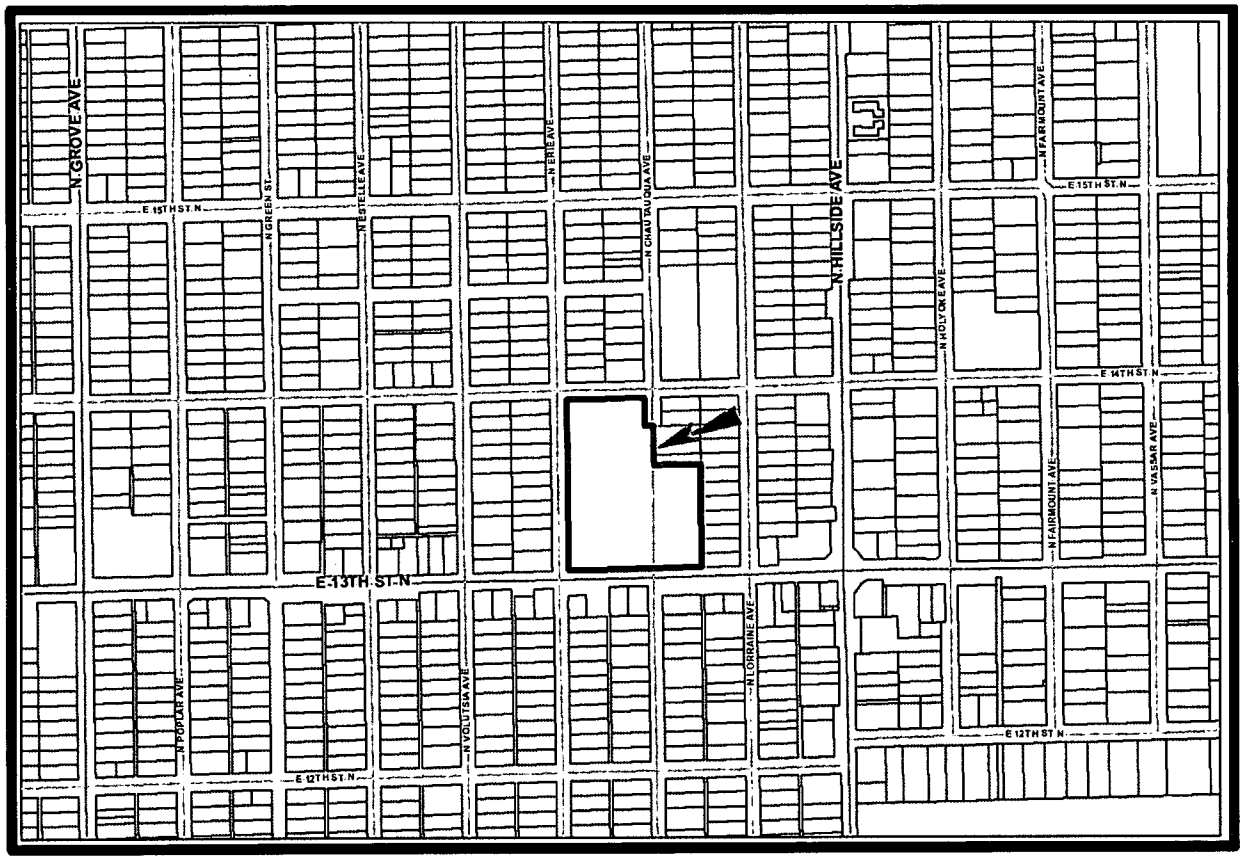
REQUEST: Conditional Use for Daycare, General

CURRENT ZONING: TF-3 Two-Family Residential

SITE SIZE: 5.39 acres

LOCATION: On the north side of East 13th Street North and two blocks west of North Hillside Avenue (1457 N. Chautauqua Avenue).

PROPOSED USE: After School Program K through 5th Grade



BACKGROUND: The Boys and Girls Club of South Central Kansas (BGC) is requesting a Conditional Use to allow the BGC usage of Holy Savior Catholic Academy, located at 1457 North Chautauqua Avenue, for the purpose of running an after-school drop-in program. Because Holy Savior Academy will not be operating the program, a Conditional Use is required for the program to operate in the institutional facility on property zoned TF-3 Two-Family Residential. The proposed use is considered to Daycare, General. **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.

The program will offer homework assistance, sports, fitness and recreation programming, character education, science & technology, reading literacy, art, and other Boys & Girls Clubs of America programming on a rotational basis throughout the year. The proposed programming service will be offered during the after-school hours of 3:00 p.m. through 6:00pm Monday through Friday throughout the school-year (see attached schedule).

The properties to the north, east and south of the Holy Savior Catholic Church and Academy are zoned TF-3 Two-Family Residential and are developed with single-family dwellings and some duplexes. The properties to the west are TF-3 and B Multi-Family Residential (located at the northwest corner of East 13th Street North and North Erie Avenue) and are developed with single-family residences and two apartment buildings.

CASE HISTORY: The site was platted as Holy Savior Addition in January 2015. No other cases are associated with this property.

ADJACENT ZONING AND LAND USE:

NORTH:	TF-3	Single-Family Residences
SOUTH:	TF-3	Single-Family Residences and Duplexes
EAST:	TF-3	Single-Family Residences
WEST:	TF-3 and B	Single-Family Residences and Apartment Buildings

PUBLIC SERVICES: The subject property has direct access to East 13th Street North, a paved five-lane arterial street with a center turn lane. Access is also available to North Chautauqua, a paved two-lane local street. 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* Future Growth Concept Map identifies the area as "Established Central Area." 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:** The properties to the north, east and south of the Holy Savior Catholic Church and Academy are zoned TF-3 Two-Family residential and are developed with single-family dwellings and some duplexes. The properties to the west are TF-3 and B Multi-Family Residential (located at the northwest corner of East 13th Street North and North Erie Avenue) and are developed with single-family residences and two apartment buildings

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 (UZC) allows a conditional use for Day Care, General within residential zoning districts. Further, the location of this type of use within the footprint of an established school area would make this a more suitable location than most.

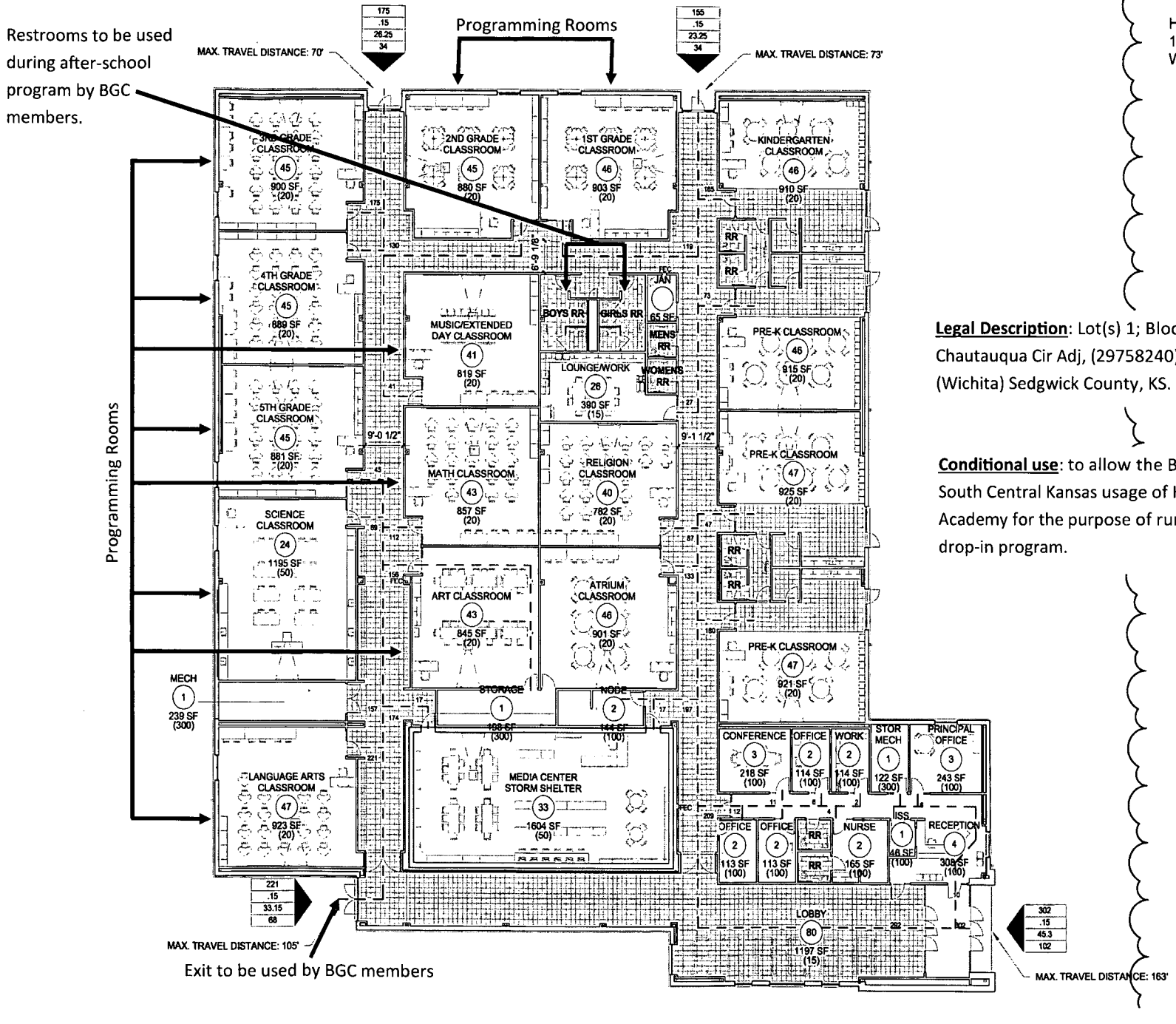
3. **Extent to which removal of the restrictions will detrimentally affect nearby property:** An after-school drop-in day care at this location will not negatively impact existing uses in the area. Given that the location of the day care would be located on a private school campus, the impact of this additional use would likely be very low.

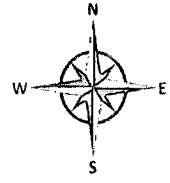
4. **Conformance of the requested change to adopted or recognized Plans/Policies:** The adopted Wichita-Sedgwick County Comprehensive Plan, the *Community Investments Plan* Future Growth Concept Map identifies the area as "Established Central Area." This proposed project is in conformance with the Community Investment Plan.

5. **Impact on Community Facilities:** The subject property has direct access to East 13th Street North, a paved five-lane arterial street with a center turn lane. Access is also available to North Chautauqua, a paved two-lane local street. Municipal water and sewer services and all other utilities are currently provided to the subject property.

Attached: Site Plan
Proposed Programming Schedule

Holy Savior Catholic Academy
1457 N Chautauqua St
Wichita KS 67214





Legal Description: Lot(s) 1; Block(s) A PT VAC Chautauqua Cir Adj, (29758240) Holy Savior Addition, (Wichita) Sedgwick County, KS.

Conditional use: to allow the Boys & Girls Clubs of South Central Kansas usage of Holy Savior Catholic Academy for the purpose of running an after-school drop-in program.