



**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, 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 9<sup>th</sup> Day of January 2020

METROPOLITAN AREA PLANNING COMMISSION

  
\_\_\_\_\_  
Charles A. Warren, Chairman MAPC

ATTEST:

  
\_\_\_\_\_  
Scott Knebel, Secretary



**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 13<sup>th</sup> 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**.

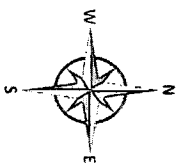
The staff’s recommendation is based on the following findings:

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 13<sup>th</sup> 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 (UZO) 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.

Restrooms to be used  
 during after-school  
 program by BGC  
 members.

