Wichita-Sedgwick County Metropolitan Area Planning Department

November 6, 2020

Mary Carter
853 N Socora
Wichita, KS 67212

RE: CON2020-00029: City Conditional Use for a Day Care, General on property zoned SF-5 Single Family Residential; generally located two blocks north of West Central Avenue and three blocks east of North Tyler Road (853 North Socora Street).

Dear Applicant;

At its regular meeting on **October 8, 2020**, 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.

No protests were received; therefore, the MAPC's approval is final.

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

Sincerely,

Matt Williams, AICP
Associate Planner

Copies to: MABCD
Bryan Frye, District V
Cory Buchta, CSR, District V

CONDITIONAL USE RESOLUTION NO. CON2020-00029

WHEREAS, Catholic Diocese of Wichita, Kansas, 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 to allow a Daycare, General on property zoned SF-5 Single-Family Residential described as:

Lot 1, and the Vacated part of Socora Street on the East, St. Francis of Assisi Park II Addition, 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 October 8, 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 Daycare, General on property zoned SF-5 Single-Family Residential described as:

Lot 1, and the Vacated part of Socora Street on the East, St. Francis of Assisi Park II Addition, Sedgwick County, Kansas.

Approved subject to the following conditions:

1. All requirements of Article III, Section III.D.6.i of the Unified Zoning Code shall be met.

2. The site shall be developed and operated in compliance with all federal, state, and local rules and regulations.

3. 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 Article VIII of the Unified Zoning Code, may, with the concurrence of the Planning Director, declare that the Conditional Use is null and void.

Adopted this 5 Day of November 2020

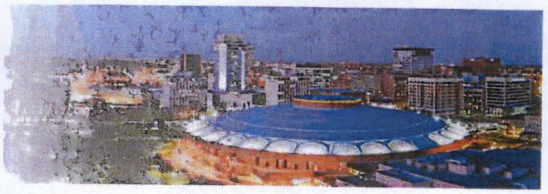
METROPOLITAN AREA PLANNING COMMISSION

Michael C. Greene, Chair MAPC

ATTEST:

Scott Wadle, Secretary

The Wichita Eagle
Kansas.com
330 N Mead St | Wichita, KS 67202 | 316-268-6000



AFFIDAVIT OF PUBLICATION

Account #	Ad Number	Identification	PO	Amount	Cols	Depth
453868	0004753273		OCA 150004	$84.00	1	10.00 In

Attention: Betsy Pagán

CITY OF WICHITA/PLANNING DEPT
271 WEST THIRD ST., 2ND FL, SU 203
WICHITA, KS 67202

In The STATE OF KANSAS
In and for the County of Sedgwick
AFFIDAVIT OF PUBLICATION

1 Insertions

Beginning issue of: 09/17/2020

Ending issue of: 09/17/2020

STATE OF KANSAS)
.SS
County of Sedgwick)

VICTORIA RODELA, of lawful age, being first duly sworn, deposeth and saith: That he is Record Clerk of The Wichita Eagle, a daily newspaper published in the City of Wichita, County of Sedgwick, State of Kansas, and having a general paid circulation on a daily basis in said County, which said newspaper has been continuously and uninterruptedly published in said County for more than one year prior to the first publication of the notice hereinafter mentioned, and which said newspaper has been entered as second class mail matter at the United States Post Office in Wichita, Kansas, and which said newspaper is not a trade, religious or fraternal publication and that a notice of a true copy is hereto attached was published in the regular and entire Morning issue of said The Wichita Eagle from **9/17/2020** to **09/17/2020**.

I certify (or declare) under the penalty of perjury that the foregoing is true and correct.

V Rodela
Signature of Principal Clerk
DATED: 9/22/2020

STEFANI SCOTT BEARD
My Notary ID # 131768951
Expires October 23, 2022

Notary Public Dallas County, Texas

Extra charge for lost or duplicate affidavits.
Legal document please do not destroy!

LEGAL PUBLICATION

OCA 150004
PUBLISHED IN THE WICHITA EAGLE
ON SEPTEMBER 17, 2020 (4753273)
(One Time Only)

MAPC/BZA October 8, 2020
OFFICIAL HEARING NOTICE

NOTICE IS HEREBY GIVEN that on **Thursday, October 8, 2020 no earlier than 1:30 p.m.**, the Wichita-Sedgwick County Metropolitan Area Planning Commission/Board Zoning Appeals will consider the following applications. The meeting will be held virtually, public participation is available in multiple ways, those without technology options can participate by going to Century II - Room 101B - 225 West Douglas Avenue, Wichita, Kansas 67202 (specified at the bottom of this notice). **If you have any questions regarding the meeting or items on this notice, please call the Wichita-Sedgwick County Metropolitan Area Planning Department at (316) 268-4421.**

BZA2020-00039 City variance to waive required on-site parking for property located in LI Limited Industrial zoning district; generally located at the northeast corner of St. Francis Avenue and East Pine Street, one block south of East Murdock Avenue (700 N. St. Francis)

CON2020-00029 City Conditional Use for a Day Care, General, on property zoned SF-5 Single-Family Residential generally located two blocks north of West Central Avenue and three blocks east of North Tyler Road (853 North Socora Street).

ZON2020-00032 City rezone from B to GO for property generally located at the southwest corner of Hillside Ave. and 3rd St. N. (357 N. Hillside)

ZON2020-00034 City zone change from MF-29 Multi-family to LC Limited Commercial; generally located 775 feet west of South Seneca on the north side of West McCormick (1230 W. McCormick)

ZON2020-00035 City rezone from LC to GC to allow new and used vehicle sales on property generally located on the south side of East Kellogg Drive and east of South Cypress Drive (9045 East Kellogg Drive).

VAC2020-00033 City Vacation of Platted street to extend property, Generally located within one quarter mile East of North West Street and one quarter mile South of West 13th Street North (Nelson Street next to 3535 W Ponderosa St.)

VAC2020-00034 City Vacation of access controls on property zoned GO General Office generally located on the north side of East Harry Street and west of South Todd Street.

Complete legal descriptions are available for public inspection at the Metropolitan Area Planning Department, 271 W. Third St., 2nd Floor, Wichita, Kansas 67202. As provided in Section V of the Wichita-Sedgwick County Unified Zoning Code, the same will then and there be discussed and considered by the said MAPC, and all persons interested in said matters will be heard at this time concerning their views and wishes in the premises, and any protest against any of the provisions of the proposed changes to the zoning regulations will be considered by the MAPC as by law provided.

PLEASE NOTE THIS MEETING IS CONSIDERED AN EMERGENCY MEETING OF THE WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION due to COVID-19, WHICH WILL IMPOSE SPECIAL PROCEDURES TO PARTICIPATE IN THE PUBLIC HEARING. THESE ARE AS FOLLOWS:

The meeting will be conducted "virtually" using Go-To-Meeting. You have multiple options to participate: 1) submit comments ahead of time, 2) participate remotely, or 3) attend a virtual connection site in-person (see below).

Submit Comments Ahead of Time

You can submit comments regarding items on the Planning Commission agenda to the Wichita-Sedgwick County Metropolitan Area Planning Department (Planning Department). Comments must be received by the Planning Department no later than 5pm 3 days prior to the meeting. Please be sure to provide ample time for delivery. The comments can be submitted in the following formats: email; letter; video; and audio message (mp3, etc.). The comment should indicate which item they pertain to and be less than three (3) minutes in duration. The comments should be submitted to Planning Department staff using the contact information below. The comments received ahead of the submission deadline will be shared with the MAPC, prior to or during the meeting.

Email	BPagan@wichita.gov
Mailing Address	Wichita-Sedgwick County Metropolitan Area Planning Department Attn: David Yearout 271 W. 3rd Street - Suite 201 Wichita, KS 67202
Phone	316.268.4421
Fax	316-858-7764

Participate Remotely

Please join my meeting from your computer, tablet or smartphone.
https://global.gotomeeting.com/join/751333133

You can also dial in using your phone.
United States: +1 (224) 501-3412
Access Code: 751-333-133

Attend a Virtual Connection Site In-Person

You may also participate in the hearing by going to meeting room 101B at Century II (225 West Douglas) to participate in the Planning Commission meeting by "virtual" connection. Planning Department staff members will be available to assist in your participation at this location. This option is intended for those without other technology options, and who have not previously submitted recorded audio or video comments. If you have any written or visual materials you wish to present, please contact Planning Department Graphics staff (268-4464) by 5pm, 3 days prior to the meeting.

WITNESS MY HAND on September 14, 2020
Scott Wadle, Secretary
Wichita-Sedgwick County
Metropolitan Area Planning Commission

SITE PLAN

APPROVED 11/6/2020 BY MW

ST. FRANCIS OF ASSISI CATHOLIC SCHOOL

853 N. Socora | Wichita, Kansas 67212 | Office 316-722-5171 | Fax 316-722-0492

