



Wichita-Sedgwick County Metropolitan Area Planning Department

Rex Bellow
301 W Harry
Wichita, KS 67213

January 22, 2021

RE: CON2020-00037- City Conditional Use to allow Day Care, General on TF-3 zoned property; generally located one block south of West Harry Street and one block east of South Meridian Avenue (1701 S Sedgwick Street).

Dear Applicant:

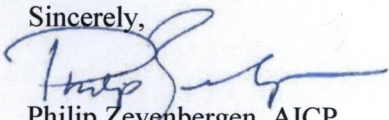
At its regular meeting on January 7, 2021, the Wichita - Sedgwick County Metropolitan Area Planning Commission (MAPC) considered the above captioned request. The action of the MAPC was to APPROVE the request with the following conditions:

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.

No protests were received for this application. Therefore the decision of the Planning Commission is final.

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

Sincerely,



Philip Zevenbergen, AICP
Associate Planner

Copies: Jeff Blubaugh, Wichita City Council, District IV
Rebecca Fields, CSR, District IV
MABCD
Redeemed Christian Church of God, 1701 S Sedgwick, Wichita, KS 67213
Southwest—Janet Baptist, PO Box 771473, Wichita, KS 67277

CONDITIONAL USE RESOLUTION NO. CON2020-00037

WHEREAS, Redeemed Christian Church of God, Owner; pursuant to Section V-D of the Wichita-Sedgwick County Unified Zoning Code (herein referred to as Unified Zoning Code), request a Conditional Use to Day Care, General on property zoned TF-3 Two-Family Residential described as:

Lots 2, 4, 6, 8, 10, 12, 14, 16 and 18, Block H, South University Place 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 January 7, 2021, 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 Day Care, General on property zoned TF-3 Two-Family Residential described as:

Lots 2, 4, 6, 8, 10, 12, 14, 16 and 18, Block H, South University Place Addition to Wichita, Sedgwick County, Kansas.

Approved subject to the following conditions:

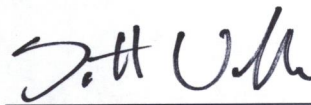
1. All requirements of Article III, Section III.D.6.i of the Unified Zoning Code shall be met.
2. The site shall be developed and operated in compliance with all federal, state, and local rules and regulations.
3. If the Zoning Administrator finds that there is a violation of any of the conditions of 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 21st Day of January 2021.

METROPOLITAN AREA PLANNING COMMISSION


Michael C. Greene, Chair MAPC

ATTEST:


Scott Wadle, Secretary



AFFIDAVIT OF PUBLICATION

Account #	Ad Number	Identification	PO	Amount	Cols	Depth
453868	0004831074		OCA 150004	\$117.60	1	14.00 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: 12/17/2020

Ending issue of: 12/17/2020

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 12/17/2020 to 12/17/2020.

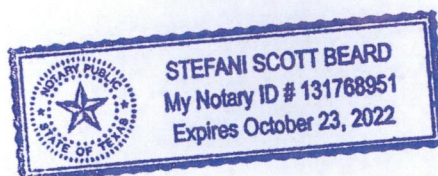
I certify (or declare) under the penalty of perjury that the foregoing is true and correct.

Signature of Principal Clerk

DATED: 12/15/2020

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 DECEMBER 17, 2020 (4831074)
(One Time Only)

**MAPC/BZA January 7, 2021
OFFICIAL HEARING NOTICE**
NOTICE IS HEREBY GIVEN that on Thursday, January 7, 2021 no earlier than 1:30 p.m. the WichitaSedgwick County Metropolitan Area Planning Commission/Board of 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 1018 - 725 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 WichitaSedgwick County Metropolitan Area Planning Department at (316) 268-4421.

CON2020-00031 City Conditional Use for SF-5 Single-Family Residential, OW Office Warehouse and IP Industrial Park zoned parcels; generally located south of West 1st St north, and east of Hoover Road to allow a major utility and the removal of an existing Protective Overlay #26 on the OW zoned parcel.

CON2020-00037 City Conditional Use to allow a Day Care, General on TF-3 zoned property; generally located one block south of West Harry Street and one block east of South Meridian Avenue (1701 S Sedgwick Street).

CON2020-00038 City Conditional Use for Accessory Apartment in Single-Family Zoning (SF-5). Generally located on the west side of South Emoria Avenue and within 200 feet north of East Harry Street (1339 S Emoria).

CUP2020-00046 City CUP Amendment to DP-229 to revise land uses, maximum lot coverage, masonry wall and landscaping requirements, and crucial access requirements on property zoned LC Limited Commercial; generally located 300 feet south of East Central Avenue and east of North Greenwich Road.

PUD2020-00007 City zone change to create the Nguyen Senior Village PUD #76 to redevelop site for a senior living center on property generally located west of North Oliver and one-quarter mile south of East 17th Street North at the northeast corner of North Pershing Avenue and East 15th Street (4440 E 15th Street).

PUD2020-00011 City create Planned Unit Development on 6.96 acres located at the southwest corner of the intersection of McLean Blvd. and Douglas Ave. for a mixed-use development north of the baseball stadium, Riverfront Village PUD #77.

PUD2020-00012 City PUD Planned Unit Development on zoned SF-5 Single Family Residential; to permit accessory apartments within a residential area; generally located a half mile west of South 151st Street West and north of West Maple Street, PUD#80.

VAC2020-00050 City vacation of 18-foot utility easement on property zoned LI Limited Industrial located on the north side of West Harry Street, 1770 feet west of South Tyler Road (9440 West Harry Street).

VAC2020-00051 City Vacation of a portion of a platted utility easement and a portion of a platted building setback to allow for redevelopment of the site on property zoned PUD Planned Unit Development #38; generally located on the east side of North Meridian Avenue and one block south of West 12th Street North.

ZON2020-00044 City zone change from LI limited Industrial to MF-18 Multi-Family Residential; generally located 150 feet east of North Washington and 475 feet north of East 2nd Street North (1016 East 3rd 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 WichitaSedgwick 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 (m4a, 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	BPasan@wichita.gov
Mailing Address	Wichita-Sedgwick County Metropolitan Area Planning Department Attn: Scott Wade 271 W. 3 rd Street - Suite 201 Wichita, KS 67202
Phone	316.268.4421
Fax	316.638.7764

Participate Remotely

Please join my meeting from your computer, tablet or smartphone.

<https://global.gotomeeting.com/join/651544141>

You can also dial in using your phone.

United States: +1 (571) 317-3112

Access Code: 651-544-141

Join from a video-conferencing room or system.

Dial in or type: 67.217.95.2 or inroomlink.goto.com

Meeting ID: 651 544 141

Or dial directly: 651544141@67.217.95.2 or 67.217.95.2#651544141

New to GoToMeeting? Get the app now and be ready when your first meeting starts! <https://global.gotomeeting.com/install/651544141>

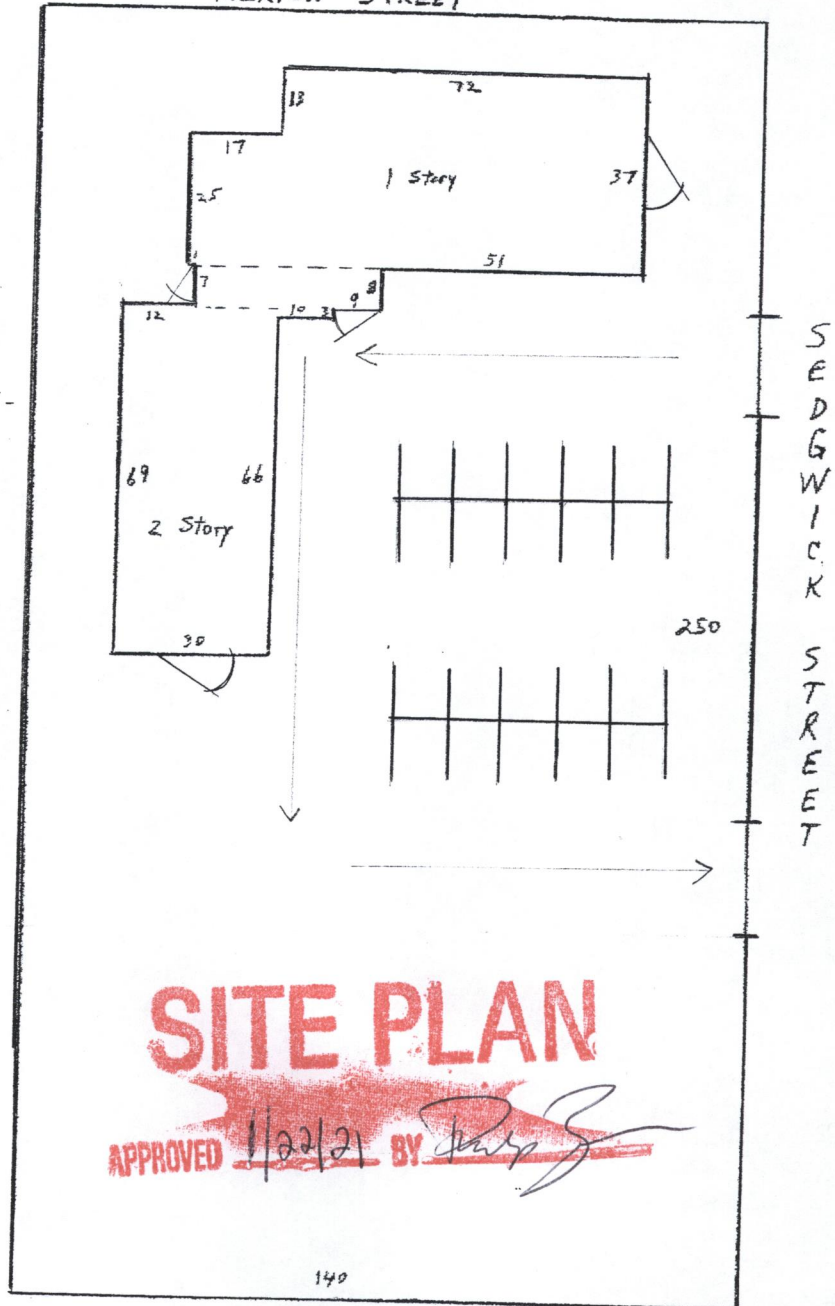
Attend a Virtual Connection Site In-Person

You may also participate in the hearing by going to meeting room 1018 at Century II (725 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 December 14, 2020

Scott Wade, Secretary
WichitaSedgwick County
Metropolitan Area Planning Commission

North
Site Plan
1701 S. Sedgwick
MERTON STREET



SITE SKETCH