CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

Mount Sinai Nondenominational Church
210 N. Florence Street
Wichita, KS 67212

July 10, 2014

Mr. Clifford A. Parker
3150 Kessler Circle
Wichita, KS 67217

RE: CON2014-00024: Administrative Adjustments to Conditional Use CON2009-00015 that permits the operation of a "day care, general" on 1.3 acres zoned SF-5 Single-family Residential (SF-5) located at 210 North Florence.

Legal Description: Lot 8 and the north 70 feet of Lot 10, Block 17, Parkwilde Addition, Sedgwick County, Kansas.

Dear Applicants:

The Wichita-Sedgwick County Unified Zoning Code (UZC) (Article V, Section V-D.14) grants the Planning Director, with the concurrence of the Director of the Metropolitan Area Building and Construction Department, the authority to approve applications for Administrative Adjustments to Conditional Uses provided the adjustment does not have one or more of the negative impacts stated in SectionV-I.6.

The applicant is requesting an Administrative Adjustment to Item 1 of the conditions of approval for Conditional Use CON2009-00015 that restricts the hours of operation for a day care, general to the hours of 8:00 a.m. to 5:00 p.m. The applicant is seeking to expand the hours of operation from 6:30 a.m. to 6:30 p.m. instead of the current 8:00 a.m. to 5:00 p.m. hours of operation. The site plan with the original conditions of approval depicted a much larger expansion that crossed over a sewer line (labeled "old plan"). The applicant has submitted a revised site plan that reduces the size of the expansion to the point that the addition no longer crosses over the sewer line (labeled new plan).

The Planning Director shall not approve an Administrative Adjustment to a Protective Overlay if the proposed adjustment:

1) Would adversely affect the safety and convenience of vehicular and pedestrian circulation in the vicinity of the subject tract: The requested modifications will not negatively impact traffic circulation in the area. The site is located in an area of town that has been developed for a long time. Existing roads and traffic improvements are able to meet any demands provided by the proposed use regardless of the day care's hours of operation.

2) Creates more adverse impacts on existing uses in surrounding areas. Extension of the hours as requested will not create new adverse impacts to surrounding areas as those are typical times for workers to drop off and pick up children at day care facilities throughout the city.

3) Would not be incompatibile with existing or permitted uses on abutting sites: The amended hours of operation are no more incompatible with permitted uses in the general area.

4) Would be detrimental to the public health, safety or welfare: The proposed amendments are not detrimental to the public health, safety or welfare in that existing public facilities are in place to accommodate the proposed use and the conditions of approval respond to known concerns.

Our signatures below indicate that the requested Zoning Adjustment is hereby GRANTED, subject to the following conditions:

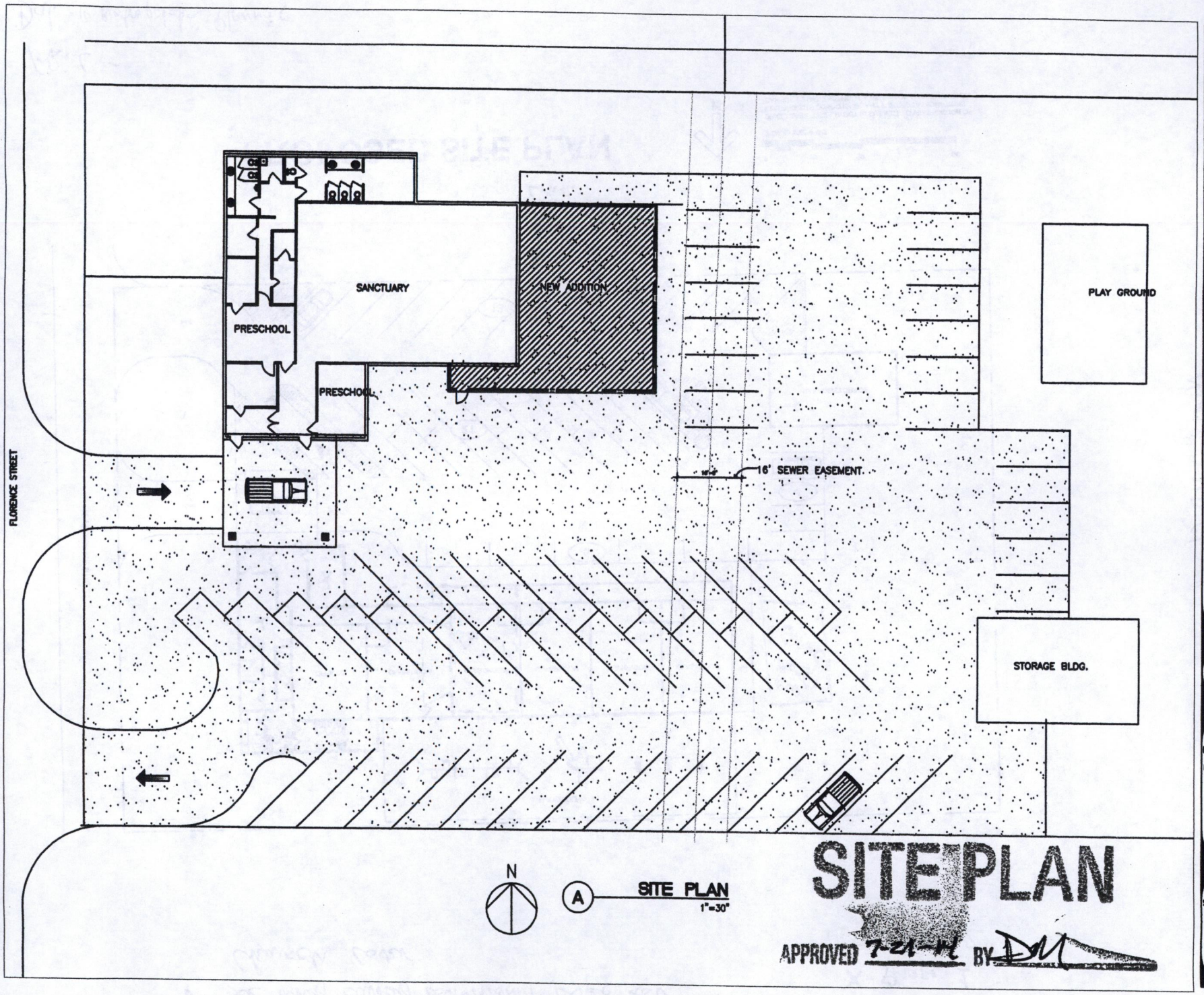
1) The hours of operation for the "day care, general" permitted by CON2009-00015 at 210 North Florence are increased from 8:00 a.m. to 5:00p.m. to 6:30 a.m. to 6:30 p.m. This administrative adjustment does not modify any other conditions of approval for CON2009-00015 other than the hours of operation.
2) The "new plan" depicting an addition to the sanctuary that does not cross over or encroach on the sewer easement depicted on the new site plan is now the official site plan, as allowed by the June 19, 2009 follow-up letter, condition of approval #2. Provided the proposed addition does not encroach upon the utility easement the "new plan" site plan complies with Conditional Use approval requirement #2.
3) If the Zoning Administrator finds that there is a violation of any of the conditions of the Zoning Adjustment, 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 Zoning Adjustment is null and void.

The "Development Application" sign should now be removed from the property.

John L. Schlegel, Planning Director

Tom Stolz, Director of Metropolitan Area Building and Construction Department

cc: J. R. Cox, MABCD



A SITE PLAN
1"=30"

SITE PLAN

APPROVED 7-21-14 BY

MAX CHRISTENSEN ARCHITECT
6811 E. 47TH ST. SO.
WICHITA, KANSAS
(316) 303-1256

MOUNT SINAI PRE SCHOOL
PASTOR CLIFF PARKER
210 FLORENCE
WICHITA, KANSAS

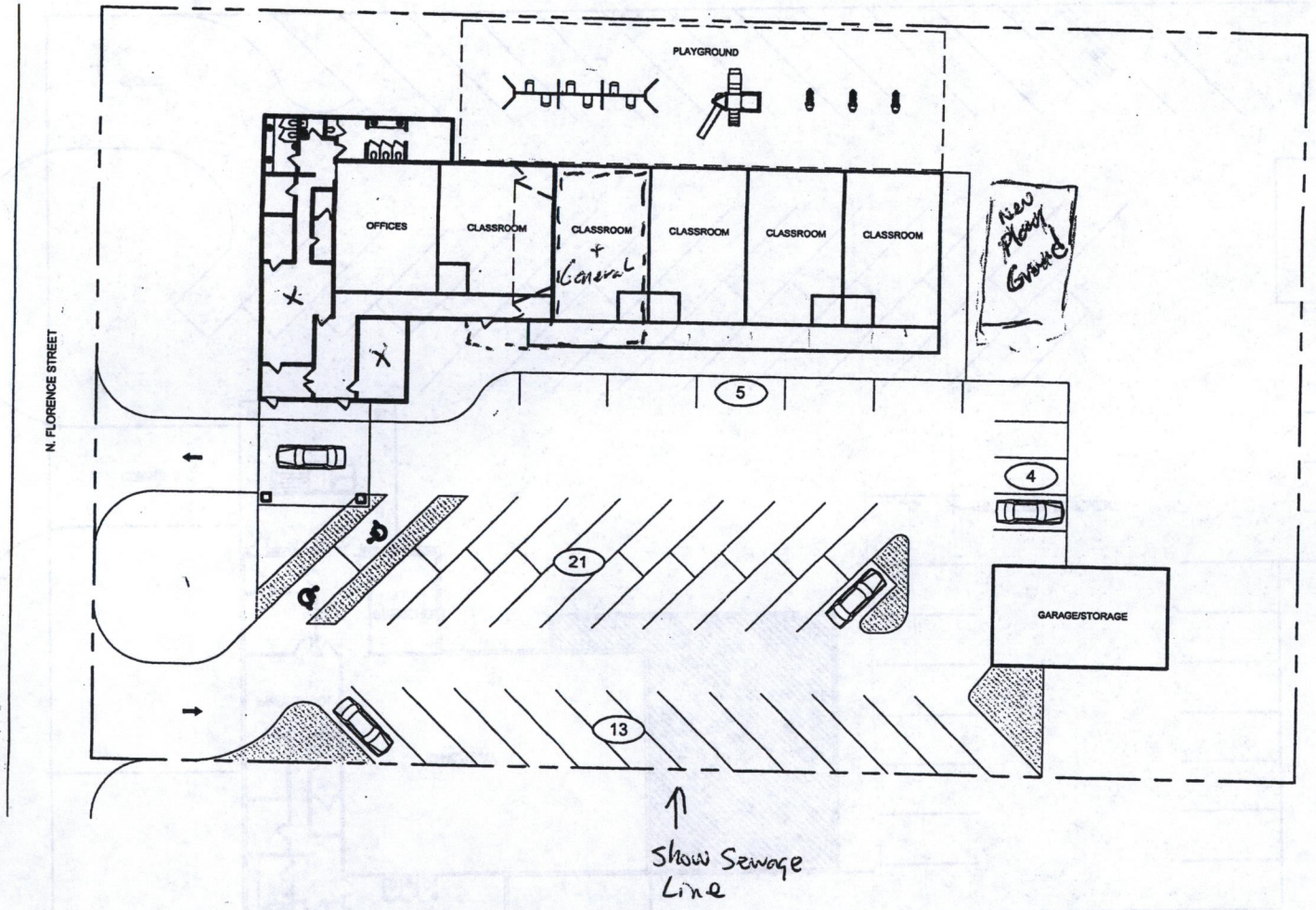
DATE: 6-1-14

REVISIONS:
6-17-14
6-23-14

SHEET NUMBER:
A-1

- See what current conditional Code for Church cover.

X Phase 1
--- Phase 2



PROPOSED SITE PLAN

SCALE: 1/32" = 1'-0"

DISCLAIMER: THIS LAYOUT IS SUBJECT TO VERIFICATION OF EXISTING SITE CONDITIONS. ANY FURTHER ASSUMPTIONS CANNOT BE MADE WITHOUT A REVIEW OF AN ALTA SURVEY.

ERIC

WDM ARCHITECTS
WDM Architects P.A.
105 North Washington
Wichita, KS 67202-2815
T 316.262.4700
F 316.262.0002
wdmarchitects.com

Mount Sinai N.D. Church
Day Care ~~Center~~

~~Early Head Start Classrooms~~

210 N. Florence
Wichita, KS

PRINTS ISSUED
05/13/09

WDM No. 09044 drawn: LS checked: JB

Site Layout/Parking Plan

SL.1

ERIC -
Dale - @ metropolitan Planning

OLD PLAN