

CU-209 - Conditional Use Request
to permit the establishment of a
Christian Child Day Care Center
in "AA" zoned area - generally
located on the south side of
Oaklawn Drive. in an area west of

Closed

Reopened

ACTION

| COMMITTEE | DATE |
|---|---------|
| M.A.P.C. <i>Approved subject to conditions</i> | 12-7-78 |
| B.C.C./B. CO. C. <i>Approved as recommended</i> | 4/3/79 |

POSTED
11-14-78

Closed

CU-209 - Conditional Use Request to permit the establishment of a Christian Child Day Care Center in "AA" zoned area - generally located on the south side of Oaklawn Drive, in an area west of

5641

Book 3

Map No. L-6-A
Sec. 22
Twp. 28S
Range 1E

DATA SHEET
~~ZONING~~ (CONDITIONAL USE)

Z- _____
SCZ- _____
CU- 209
Filed 11-6-78

- APPLICATION DATA: From _____ to _____ Et al.
- Applicant: Roger Williams Assn. of American Baptist Churches% Mrs. Sturdy
Address 752 N. Westlink, Wichita 67212 Phone 722-2053
 - Agent: _____
Address _____ Phone _____
 - General Location: On the south side of Oaklawn Dr., in an area west of
Gedardale Ave. Address _____
 - Proposed Use: To establish a Christian Day Care Center in "AA" zoned area.

AREA DATA:

- Acres: 1.0 (200 ft. by 220 ft.)
- Adjoining Zoning: E "AA" S "AA" W "AA" N "R-1" & "AA"
- Land Use: East SINGLE FARM South UNDEVELOPED
West UNDEVELOPED North UNDEVELOPED + Single family
- Sketch Plan Land Use is for: _____
- Present Land Use is for: CHURCH
- Area (is) (is not) platted. _____

PROCEDURE DATA:

- Zoning Committee _____ by _____
- MAPC Meeting: _____

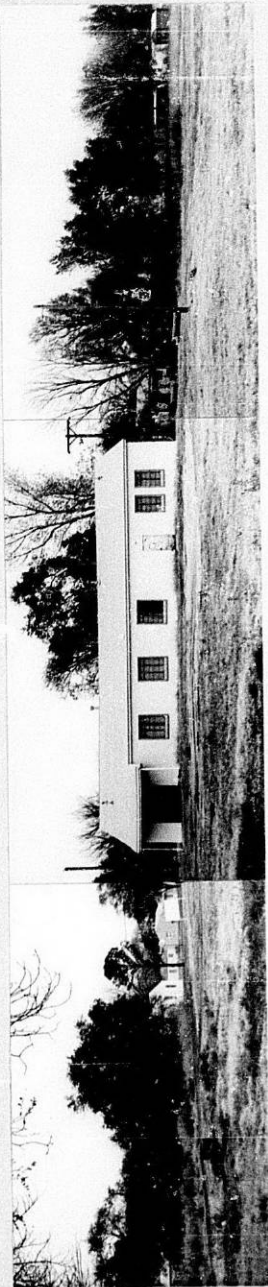
| Date | Action |
|----------------|-----------------------------------|
| <u>12-7-78</u> | <u>Approved sub to conditions</u> |
| | |
| | |

- Governing Body (Bd. City Commissioners - Bd. County Commissioners)

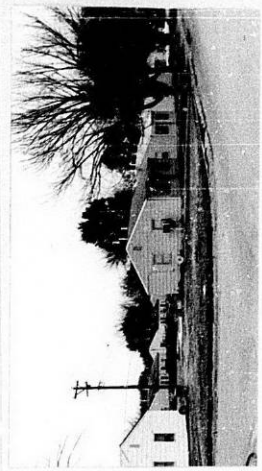
| Date | Action | Resolution |
|---------------|-------------------------------|---------------------|
| <u>1-3-79</u> | <u>Approved to Reconsider</u> | <u>Pub. 11-2-79</u> |
| | | |
| | | |

NOTES:

Hastings, Inc. - LOS ANGELES
 No. 2153C
 S^{III}print®
 Logan, Oh - MIDDLETOWN, TX, U. S. A.



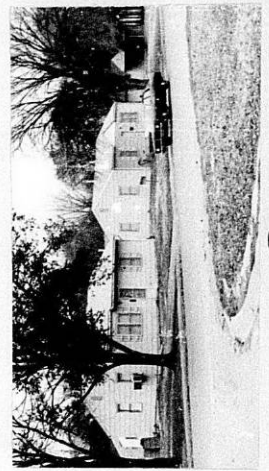
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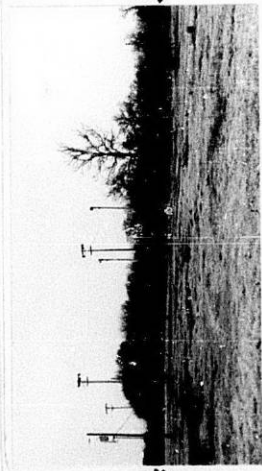
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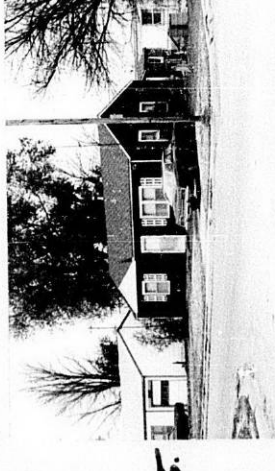
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R#1, 1979

R E S O L U T I O N

CASE NO. CU-209

A RESOLUTION PERMITTING THE ESTABLISHMENT OF A CHRISTIAN CHILD CARE CENTER IN THE "AA" ONE-FAMILY DWELLING DISTRICT ON CERTAIN LANDS LOCATED WITHIN THE UNINCORPORATED TERRITORY LYING WITHIN THREE MILES OF EITHER THE CITY OF WICHITA, THE CITY OF HAYSVILLE, THE CITY OF DERBY, THE CITY OF MULVANE, THE CITY OF VALLEY CENTER, THE CITY OF GODDARD, AND THAT PORTION OF THE AREA WITHIN THREE MILES OF THE CITY OF CHENEY AS ESTABLISHED BY THE BOARD OF COUNTY COMMISSIONERS ON OCTOBER 3, 1973, ALL IN SEDGWICK COUNTY, KANSAS, UNDER THE AUTHORITY GRANTED BY (SECTION 5.A.10.a) AND SECTION 11.E OF THE ZONING RESOLUTION ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS OF SEDGWICK COUNTY, KANSAS, ON MARCH 3, 1958, AND SUBSEQUENT AMENDMENTS THERETO.

BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF SEDGWICK COUNTY, KANSAS:

SECTION I. That after receiving a recommendation from Wichita-Sedgwick County Metropolitan Area Planning Commission and after said Planning Commission has given proper notice and held a public hearing as provided by law, and under authority granted by (Section 5.A.10.a) and Section 11.E of the Zoning Resolution as amended, a Conditional Use Permit to allow a Christian Child Care Center in the "AA" One-Family Dwelling District is hereby approved on the lands legally described as follows;

Reserve G, Oaklawn Subdivision, Sedgwick County, Kansas. Generally located on the south side of Oaklawn Drive, in an area west of Cedardale Avenue.

SUBJECT TO THE FOLLOWING:

1. The child care center shall comply with all licensing requirements of the Kansas State Department of Health, including all building and fire regulations of the State of Kansas and Sedgwick County.
2. The Wichita-Sedgwick County Department of Community Health shall determine the maximum number of children to be permitted in the child care center.
3. Outdoor play shall be limited to the hours between 7:30 a.m. and 6:30 p.m. when any part of the fenced play area is within 100 feet of any occupied residence.
4. Off-street parking shall be provided on the premises for each teacher and employee, plus one off-street parking space for each vehicle used in the operation of the child care center.
5. When the capacity of the child care center exceeds twelve, one off-street loading space shall be provided for each ten children or major fraction thereof.

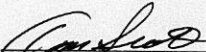
SECTION II. That upon the taking effect of this Resolution, the notation of such Conditional Use approval shall be entered in the Official Zoning atlas on file in the Office of the County Zoning Administrator and in the Office of the Wichita-Sedgwick County Metropolitan Area Planning Department.

SECTION III. That this Resolution shall take effect and be in force from and after its adoption and publication in the Official County Paper.

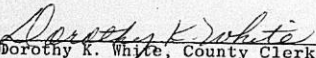
PASSED AND ADOPTED by the Board of County Commissioners
of Sedgwick County, at Wichita, Kansas, this 3rd day of January,
1979.


_____, Chairman
Everett Patrick

Absent _____, Commissioner
John Hale


_____, Commissioner
Tom Scott

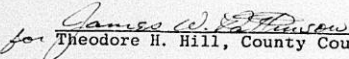
ATTEST:



Dorothy K. White, County Clerk

(SEAL)

Approved as to form by County Counselor



for Theodore H. Hill, County Counselor

RECEIVED
OCT 2 1979
METROPOLITAN PLANNING
ROUTE

October 11, 1979

Theodore H. Hill, County Counselor

Jack E. Galbraith, Chief Planner

CU-209 - Request to establish a Christian Child Care Center on the south side of Oaklawn Drive in an area west of Cedardale Avenue.

At their regular meeting of January 3, 1979, the Board of County Commissioners approved the above-captioned case as recommended by the Metropolitan Area Planning Commission, subject to the recommended conditions of approval.

Our resolution previously forwarded to you failed to include the five conditions of approval as recommended by the MAPC as set out in the attached minutes on subject case.

Enclosed are ten copies of a corrected resolution for your review and approval, appropriate signatures and distribution.

If you have any questions concerning this matter, please call.

Jack H. Galbraith
Chief Planner

JEG:CLN:rne
Encl.

cc: Tom Scott, Chairman, Board of County Commissioners
Dorothy K. White, County Clerk
Castina Towle, Department of Administration

January 12, 1979

Theodore M. Hill, County Counselor

Jack H. Galbraith, Chief Planner

CU-209 - Request to establish a Christian Child Care Center on the south side of Oaklawn Drive in an area west of Cedardale Avenue.

At their regular meeting of January 3, 1979, the Board of County Commissioners approved the above-captioned case as recommended by the Metropolitan Area Planning Commission, subject to the recommended conditions of approval.

Our resolution previously forwarded to you failed to include the five conditions of approval as recommended by the MAPC as set out in the attached minutes on subject case.

Enclosed are six copies of a corrected resolution for your review and approval, appropriate signatures and distribution.

If you have any questions concerning this matter, please call.

JHG:GLS:rme
Encl.

Jack H. Galbraith, Chief Planner

RECOMMENDATION FROM METROPOLITAN AREA PLANNING COMMISSION TO
BOARD OF COUNTY COMMISSIONERS

REQUEST FOR CONDITIONAL USE

CASE NO. CU-209 CONSIDERED BY MAPC: 12-7-78

REQUEST FOR: Approval of a Conditional Use Permit

REASON FOR REQUEST (AS PROVIDED BY APPLICANT): "For some twenty years plus this property has been used for a traditional Christian ministry. In June, 1978, the congregation voted to close their ministry. A study has been made to determine best use; the greatest need for the community seems to be for licensed child day care. Therefore, we are requesting a conditional use change so that we might operate a Christian Child Day Care Center, licensed by the State of Kansas and meeting all requirements for operation, to serve a maximum of twenty-four children from 2½ years to 6 years of age."

GENERAL LOCATION: South side of Oaklawn Drive in an area west of Cedardale Avenue.

LEGAL DESCRIPTION: Reserve G, Oakland Subdivision, Sedgwick County, Kansas.

APPLICANT: Roger Williams Association of American Baptist Churches,
752 N. Westlink.

AGENT FOR APPLICANT: Mrs. Marge Sturdy, 752 N. Westlink.

PROTESTORS (LIST AGENT) IF ANY: None.

SURROUNDING ZONING: North, "AA" & "R-1"; East, South and West, "AA".

LAND USE: Existing, Vacant Building; North, single family and undeveloped; South and West, undeveloped.

PLANNING COMMISSION RECOMMENDATION:

That this special permit be approved subject to the recommended conditions as shown in the attached excerpt from minutes of the Planning Commission, 12-7-78. Bayouth moved, May seconded and it carried unanimously. Taylor and Barrier were absent.

ACTION:

1. Approve the application as recommended by the Metropolitan Area Planning Commission, subject to the recommended conditions of approval and adopt a resolution effectuating the conditional use; or
2. Deny the application.

EXCERPT FROM PLANNING COMMISSION MINUTES OF DECEMBER 7, 1978:

24. Case No. CU-209 - Roger Williams Association of American Baptist Churches requests a conditional use permit for Reserve G, Oakland Subdivision, Sedgwick County, Kansas. Generally located on the south side of Oaklawn Drive, in an area west of Cedardale Avenue.

GALBRAITH showed slides of the area and surrounding area and reviewed the following staff report:

COMMENTS:

1. The applicant is requesting a Conditional Use Permit to establish a Christian child day care center on property located in the "AA" One-Family Dwelling District.
2. Subject property is occupied by a vacant building formerly used for a traditional Christian ministry which the applicant wishes to put to a use to serve the needs of the community. The applicant has submitted supplemental information and a site plan with the application. (Copies enclosed to Planning Commissioners.)
3. Should the Planning Commission determine this use is proper for this area and recommend its approval, it should be approved subject to the following conditions:
 - a. The child care center shall comply with all licensing requirements of the Kansas State Department of Health, including all building and fire regulations of the State of Kansas and Sedgwick County.
 - b. The Wichita-Sedgwick County Department of Community Health shall determine the maximum number of children to be permitted in the child care center.
 - c. Outdoor play shall be limited to the hours between 7:30 a.m. and 6:30 p.m. when any part of the fenced play area is within 100 feet of any occupied residence.
 - d. Off-street parking shall be provided on the premises for each teacher and employee, plus one off-street parking space for each vehicle used in the operation of the child care center.
 - e. When the capacity of the child care center exceeds twelve, one off-street loading space shall be provided for each ten children or major fraction thereof.

GALBRAITH recommended approval of the request subject to the conditions as listed in the staff report.

MARGE STURDY, applicant, reviewed the memorandum furnished to the Commission.

There was no one present in opposition to the request.

MOTION: That the Planning Commission recommend to the County Commission that this special permit be approved subject to the following conditions:

1. The child care center shall comply with all licensing requirements of the Kansas State Department of Health, including all building and fire regulations of the State of Kansas and Sedgwick County.
2. The Wichita-Sedgwick County Department of Community Health shall determine the maximum number of children to be permitted in the child care center.

3. Outdoor play shall be limited to the hours between 7:30 a.m. and 6:30 p.m. when any part of the fenced play area is within 100 feet of any occupied residence.
4. Off-street parking shall be provided on the premises for each teacher and employee, plus one off-street parking space for each vehicle used in the operation of the child care center.
5. When the capacity of the child care center exceeds twelve, one off-street loading space shall be provided for each ten children or major fraction thereof.

Bayouth moved, May seconded and it carried unanimously. Taylor and Barrier were absent.

R E S O L U T I O N

CASE NO. CU-209

A RESOLUTION PERMITTING THE ESTABLISHMENT OF A CHRISTIAN CHILD CARE CENTER IN THE "AA" ONE-FAMILY DWELLING DISTRICT ON CERTAIN LANDS LOCATED WITHIN THE UNINCORPORATED TERRITORY LYING WITHIN THREE MILES OF EITHER THE CITY OF WICHITA, THE CITY OF HAYSVILLE, THE CITY OF DERBY, THE CITY OF MULVANE, THE CITY OF VALLEY CENTER, THE CITY OF GODDARD, AND THAT PORTION OF THE AREA WITHIN THREE MILES OF THE CITY OF CHENEY AS ESTABLISHED BY THE BOARD OF COUNTY COMMISSIONERS ON OCTOBER 3, 1973, ALL IN SEDGWICK COUNTY, KANSAS, UNDER THE AUTHORITY GRANTED BY (SECTION 5.A.10.a) AND SECTION 11.E OF THE ZONING RESOLUTION ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS OF SEDGWICK COUNTY, KANSAS, ON MARCH 3, 1958, AND SUBSEQUENT AMENDMENTS THERETO.

BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF SEDGWICK COUNTY, KANSAS:

SECTION I. That after receiving a recommendation from Wichita-Sedgwick County Metropolitan Area Planning Commission and after said Planning Commission has given proper notice and held a public hearing as provided by law, and under authority granted by (Section 5.A.10.a) and Section 11.E of the Zoning Resolution as amended, a Conditional Use Permit to allow a Christian Child Care Center in the "AA" One-Family Dwelling District is hereby approved on the lands legally described as follows;

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SUBJECT TO THE FOLLOWING:

1. The child care center shall comply with all licensing requirements of the Kansas State Department of Health, including all building and fire regulations of the State of Kansas and Sedgwick County.
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5. When the capacity of the child care center exceeds twelve, one off-street loading space shall be provided for each ten children or major fraction thereof.

SECTION II. That upon the taking effect of this Resolution, the notation of such Conditional Use approval shall be entered in the Official Zoning atlas on file in the Office of the County Zoning Administrator and in the Office of the Wichita-Sedgwick County Metropolitan Area Planning Department.

SECTION III. That this Resolution shall take effect and be in force from and after its adoption and publication in the Official County Paper.

PASSED AND ADOPTED by the Board of County Commissioners
of Sedgwick County, at Wichita, Kansas, this 3rd day of January,
1979.

_____, Chairman
Everett Patrick

_____, Commissioner
Absent
John Hale

_____, Commissioner
Tom Scott

ATTEST:

Dorothy K. White, County Clerk

(SEAL)

Approved as to form by County Counselor

Theodore H. Hill, County Counselor

(24-1979) Published in The Wichita Beacon on _____, 1977

mnPD

RESOLUTION

CASE NO. CU-209

Need consultation

A RESOLUTION PERMITTING THE ESTABLISHMENT OF A CHRISTIAN CHILD CARE CENTER IN THE "AA" ONE-FAMILY DWELLING DISTRICT ON CERTAIN LANDS LOCATED WITHIN THE UNINCORPORATED TERRITORY LYING WITHIN THREE MILES OF EITHER THE CITY OF WICHITA, THE CITY OF HAYSVILLE, THE CITY OF DERBY, THE CITY OF MULVANE, THE CITY OF VALLEY CENTER, THE CITY OF GODDARD, AND THAT PORTION OF THE AREA WITHIN THREE MILES OF THE CITY OF CHENEY AS ESTABLISHED BY THE BOARD OF COUNTY COMMISSIONERS ON OCTOBER 3, 1973, ALL IN SEDGWICK COUNTY, KANSAS, UNDER THE AUTHORITY GRANTED BY (SECTION 5.A.10.a) AND SECTION 11.E OF THE ZONING RESOLUTION ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS OF SEDGWICK COUNTY, KANSAS, ON MARCH 3, 1958, AND SUBSEQUENT AMENDMENTS THERETO.

BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF SEDGWICK COUNTY, KANSAS:

SECTION I. That after receiving a recommendation from Wichita-Sedgwick County Metropolitan Area Planning Commission and after said Planning Commission has given proper notice and held a public hearing as provided by law, and under authority granted by (Section 5.A.10.a) and Section 11.E of the Zoning Resolution as amended, a Conditional Use Permit to allow a Christian Child Care Center in the "AA" One-Family Dwelling District is hereby approved on the lands legally described as follows:

Reserve G, Oaklawn Subdivision, Sedgwick County, Kansas. Generally located on the south side of Oaklawn Drive, in an area west of Cedardale Avenue.

SECTION II. That upon the taking effect of this Resolution, the notation of such Conditional Use approval shall be entered in the Official Zoning atlas on file in the Office of the County Zoning Administrator and in the Office of the Wichita-Sedgwick County Metropolitan Area Planning Department.

SECTION III. That this Resolution shall take effect and be in force from and after its adoption and publication in the Official County Paper.

PASSED AND ADOPTED by the Board of County Commissioners of Sedgwick County, at Wichita, Kansas, this 3rd day of January, 19 77.


Everett Patrick, Chairman

Absent
John Hale, Commissioner


Tom Scott, Commissioner

Void

ATTEST:

Dorothy K. White
Dorothy K. White, County Clerk

(SEAL)

Approved as to form by County Counselor

Jamies W. Patterson Assistant
Theodore Hill, County Counselor

December 8, 1978

Mrs. Marge Sturdy
752 N. Westlink
Wichita, Kansas 67212

Re: CU-209 Special Permit for
establishment of a Christian
Child Day Care Center -
south side of Oaklawn Drive
in an area west of Cedardale Ave.

Dear Mrs. Sturdy:

At its regular meeting on December 7, 1978, the Metropolitan Area Planning Commission considered the above-captioned conditional use request. The action of the Planning Commission was to recommend approval of this request subject to the following conditions:

1. The child care center shall comply with all licensing requirements of the Kansas State Department of Health, including all building and fire regulations of the State of Kansas and Sedgwick County.
2. The Wichita-Sedgwick County Department of Community Health shall determine the maximum number of children to be permitted in the child care center.
3. Outdoor play shall be limited to the hours between 7:30 a.m. and 6:30 p.m. when any part of the fenced play area is within 100 feet of any occupied residence.
4. Off-street parking shall be provided on the premises for each teacher and employee, plus one off-street parking space for each vehicle used in the operation of the child care center.
5. When the capacity of the child care center exceeds twelve, one off-street loading space shall be provided for each ten children or major fraction thereof.

Page Two
December 8, 1978
Marge Sturdy
Re: CU-209

This matter will be forwarded to the Board of County Commissioners for their consideration at 9:00 a.m., on Wednesday, January 3, 1979, in Room 320, Sedgwick County Courthouse.

If you have any questions, please contact our office.

Sincerely,

Jack H. Galbraith
Chief Planner

JHG:bbc
cc: Syd Werbin, County Zoning Officer

WICHITA-SEDCWICK COUNTY
METROPOLITAN AREA PLANNING DEPARTMENT

MAPC HEARING DATE: 12-7-78

Case No. CU-209

Request: Special Permit for
establishment of a
Christian Child Day
Care Center

Location: South side of Oaklawn Drive in an area west of
Cedardale Avenue

Reason: "For some twenty years plus this property has been used for a traditional Christian ministry. In June 1973 the congregation voted to close their ministry. A study has been made to determine best use; the greatest need for the community seems to be for licensed child day care. Therefore, we are requesting a conditional use change so that we might operate a Christian Child Day Care Center, licensed by the State of Kansas and meeting all requirements for operation, to serve a maximum of twenty-four children from 2½ years to 6 years of age."

Acres: 1

Size: 200' x 220'

| | <u>Land Use</u> | <u>Zoning</u> |
|----------------|---|-------------------------|
| Existing North | Vacant Building Single Family and Undeveloped | "AA" "AA" & "R-1" |
| East | Single Family | "AA" |
| South | Undeveloped | "AA" |
| West | Undeveloped | "AA" |

COMMENTS:

1. The applicant is requesting a Conditional Use Permit to establish a Christian child day care center on property located in the "AA" One-Family Dwelling District.
2. Subject property is occupied by a vacant building formerly used for a traditional Christian ministry which the applicant wishes to put to a use to serve the needs of the community. The Applicant has submitted supplemental information and a site plan with the application. (Copies enclosed to Planning Commissioners.)

Case No. CU-209
MAPC AGENDA
December 7, 1978
Page 2

3. Should the Planning Commission determine this use is proper for this area and recommend its approval, it should be approved subject to the following conditions:
 - a. The child care center shall comply with all licensing requirements of the Kansas State Department of Health, including all building and fire regulations of the State of Kansas and Sedgwick County.
 - b. The Wichita-Sedgwick County Department of Community Health shall determine the maximum number of children to be permitted in the child care center.
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 - e. When the capacity of the child care center exceeds twelve, one off-street loading space shall be provided for each ten children or major fraction thereof.

CU-209 - 15 "Notice to Adjoining property Owners" mailed 11-22-78
for the MAPC meeting for 12-7-78

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING COMMISSION
CITY HALL, TENTH FLOOR, 455 North Main Street
Wichita, Kansas 67202

NOTICE TO ADJOINING PROPERTY OWNERS:

November 22, 1978

This is a notice of a request for a zoning change in your area. As an area property owner, you have the right to appear before the Metropolitan Area Planning Commission (MAPC) meeting in support or in opposition to this request for a zoning change. The MAPC will consider the following case in the City Commission Meeting Room, City Hall, First Floor, 455 North Main, Wichita, Kansas, at its meeting on December 7, 1978, which will commence at 1:30 p.m. You may appear either in person or by agent or attorney if you so desire.

CASE NO. CU-209

Conditional Use Request to Permit Establishment of
A Christian Child Day Care Center
on Property Zoned "AA" One Family Dwelling District

Reserve G, Oakland Subdivision, Sedgwick County,
Kansas. Generally located on the south side of
Oaklawn Drive, in an area west of Cedardale Ave.

Additional information concerning this case and official protest procedures may be obtained from the Planning Department, 10th Floor, City Hall, or by calling 268-4421.

Robert A. Lakin
Secretary

T9-216

SEDGWICK COUNTY ZONING RESOLUTION

Summary Description of Zoning Districts

- "R" - Rural Residential District
Permits one single-family dwelling for each lot of two acres with a minimum frontage of 200 feet.
- "R-1" - Suburban Residential District
Permits one and two-family dwellings on a minimum of 15,000 square feet of land area per family with each lot having a minimum frontage of 100 feet.
- "AA" - One-Family Dwelling District
One-family dwellings require a minimum of 7,500 square feet with each lot having a minimum frontage of 60 feet.
- "BB" - Office District
Permits agriculture, one-family dwellings and all business and professional offices. All commercial activities are prohibited.
- "LC" - Light Commercial District
Permits any retail commercial uses conducted within an enclosed building. Permits residential uses.
- "C" - General Commercial District
Permits all commercial activities; outdoor displays and sales; selected light manufacturing and light commercial uses.
- "E" - Light Industrial District
Permits most manufacturing uses and uses permitted in "C".
- "F" - Heavy Industrial District
Permits any use except those objectionable uses such as slaughter houses, salvage yards and fertilizer plants which require special permits.
- "CU" - Any of the above districts
Allows certain uses listed in the County Zoning Resolution by special permit rather than as a use by right.



LS

REQUEST FOR
CONDITIONAL USE PERMIT

On Property Located At

2937 Oaklawn Dr.
Wichita, Kansas

PROPOSED CHILD DAY CARE CENTER

2937 Oaklawn Drive
Wichita, Kansas 67216

The proposed Child Day Care Center will provide child care for a maximum of twenty-four children ranging in age from 2½ to 6 years. Hours of operation will be from 6:30 a.m. to 6:00 p.m., Monday through Friday.

The Center will be licensed through the Kansas Department of Health and Environment and the Kansas State Department of Social and Rehabilitation Services and will meet all the requirements of these agencies. The Center will be sponsored by The Roger Williams Association of American Baptist Churches, a non-profit religious organization, and will be governed by a Board of Managers, 1/3 of whose members shall be parents or parent representatives of children enrolled and elected by the total parent membership of the Center.

The Center shall be staffed by accredited personnel and support persons. Nutritional meals and snacks will be served.

The program shall:

1. Meet the basic developmental needs of children enrolled.
2. Encourage each child to develop self-care skills.
3. Be a familiar and similar pattern in every-day routine.
4. Contain periods of group activities, solitary activities, and vigorous physical as well as passive quiet activities.
5. Have a daily period of outdoor play under the supervision of an adult, except under extreme weather conditions.
6. Have alternating periods of active play and quiet and restful periods.
7. Have a nap or rest time for children, according to individual needs.
8. Supplement and support the family-child relationship.
9. Recognize and respect the cultural heritage of each child.
10. Be concerned with the emotional development of children.
11. Teach the Christian concepts of living in a loving and caring way.



Marge Sturdy
Mrs. Marge Sturdy,
Member of the Board

STATE OF KANSAS



ROBERT F. BENNETT, Governor

STATE DEPARTMENT OF SOCIAL AND REHABILITATION SERVICES

State Office Building
TOPEKA, KANSAS 66612
ROBERT C. HARDER, Secretary

Division of
Social Services

Division of
Vocational Rehabilitation

Division of
Mental Health and Retardation

Division of
Children and Youth

WICHITA AREA OFFICE, 520 EAST WILLIAM, P. O. BOX 1620, WICHITA, KANSAS 67201

November 17, 1978

Marge Sturdy
752 North Westlink
Wichita, Kansas 67212

Dear Mrs. Sturdy:

Our Agency has been aware of the critical lack of child care in the Oaklawn area for several years. A child care center located in the community would serve the large number of parents who work at Boeing and McConnell as well as those who work in Wichita and Derby. In addition, we often find that recipients of Aid to Dependent Children living in the area are unable to locate child care and therefore cannot accept employment.

We support your organization's efforts to help meet the need in this community and are pleased to assist you in making a child care center for Oaklawn a reality.

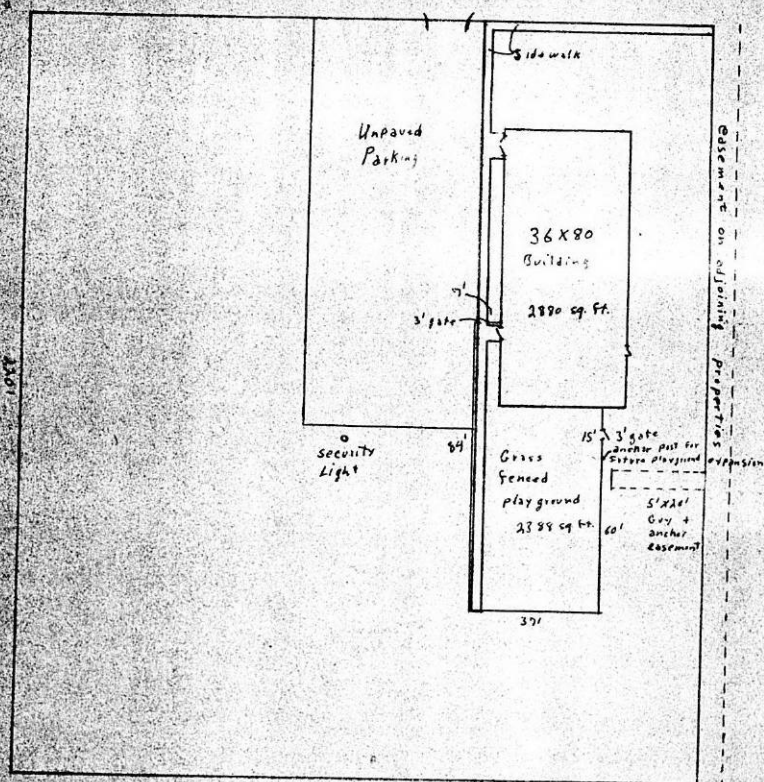
Sincerely,

John W. Alquest
Area Director

Susan Loomis
By: Susan Loomis
Child Care Resource
Development Coordinator

Approved: *VAB*
Velma A. Butler
Chief of Social Services

Oaklawn Drive



Easement on adjoining properties

Security Light

36 X 80 Building
2880 sq. ft.

Grass Fenced playground
37' x 64'
2368 sq. ft.

5' x 11' 6" anchor post for future playground expansion

60' 5' x 11' 6" anchor easement

100'

200'

FORM 223-021 PAYMENT NOTICE
City of Wichita

| Bldg. | Use of Str. | Code No. | Copies |
|-------|--------------|------------|----------------|
| Elec | Elev. Insp. | Hie Moving | Lic. |
| Mech | Boiler Insp. | Pav. Cuts | Cert. |
| Flts | Exam Fees | Sever | Elev. |
| Signs | Plan Fee | Genert | \$70.00 M.S.P. |

| DESCRIPTION | AMOUNT |
|--|------------------|
| County Conditional Use Permit in "AA" | |
| NAME: Wichita Baptist Assoc. of Churches | |
| ADDRESS: 752 N. Westline | |
| P.O. NO. 7550000 1007 | DATE 003 000 000 |
| TOWNSHIP | |
| DATE: 7-6-78 | BY: Mike Mueh |

7th Sect
10 nm

SENIOR STUDY
INSPECTION - FIRE - HEALTH

Department of Public Health and Evaluation
San Francisco, California 94107

Agency Initiating Request: Health Department Case No. 39 Date: 8-31-78
John Davis

Propositive Applicant Name: Ed McClain Address: 1457 Coolidge Phone: 263-4797

| | |
|---|--|
| Propositive Site Address: <u>2937 Oaklawn Drive, Oakland</u> | Present Use: <u>Vacant</u> |
| | Proposed Use: <u>Child Care Center</u> |
| Owner: <u>Roger Williams Association of Baptist Churches</u> | Address: <u>1457 Coolidge</u> Phone: <u>263-4797</u> |

Preliminary Report of Improvements for Initial Approval Status
(add additional sheets as necessary)

The main area evaluated has sufficient space for an enrollment of 45 children, ages 2 1/2 to 6 years. However, there are currently only sufficient toilet facilities for 24 children.

Information on source of water supply and method of disposal of waste water must be supplied to this office.

A fenced and suitable equipped play area will have to be installed.

If full day care is to take place suitable kitchen facilities will have to be installed.

All provisions of the current State Regulations (February, 1977) are to be followed.

No children are to be moved into the facility until approved by this department.

If you have any questions, please call me at 260-8351.

cc: Larry Robson-Planning
The Fire Dept.
Jim Crawford-Central Inspection
Loela Lindahl-Personal Health

John M. Davis
Child Care Coordinator

Routing of Referral: Original (white copy) to Health; red copy to Fire.

Routing of Preliminary Reports: Photocopies from Health to Fire; Fire to Health



SEDGWICK COUNTY COURTHOUSE

COUNTY OF SEDGWICK
DEPARTMENT OF PUBLIC WORKS

1015 DALLAS
WICHITA, KANSAS 67201

PHONE 268-7201

G. C. MULLINE, JR., P.E.
COUNTY ENGINEER / DIRECTOR OF PUBLIC WORKS

Wichita, Kansas
November 9, 1978

Mrs. Marge Sturdy
752 N. Westlink
Wichita, Kansas 67212

Re: Child Care Center
2937 Oaklawn
Oaklawn

Dear Mrs. Sturdy;

On Tuesday, November 7, 1978, an inspection was made of the structure at the above captioned address and the structure seems to be in good repair.

Before this structure is occupied for a child care center or any assembly area, the electrical wiring shall be checked by a licenced and certified electrical contractor. Also the plumbing and mechanical shall be checked by a licenced and certified contractor.

Permits are required where needed. If you have any questions, please call our office at 268-7951.

Sincerely,

John Bailey
John Bailey
Inspection Department
Sedgwick County
1248 S. Seneca
Wichita, Kansas 67213

cc: John Davis
Health Department
1900 E. 9th St.
Wichita, Kansas

In re: REPORT OF FIRE INSPECTOR

The building has been inspected by Harry Price,
but the report has not been received by Roger
Williams Association of American Baptist Churches.

Mrs. Marge Sturdy
752 N. Westlink
Wichita, Kansas 67212



Mr. Jack Galbraith
M.A.P.D.
City Building, 10th Floor
Wichita, KS 67202

**APPLICATION FOR APPROVAL OF CONDITIONAL USE PERMIT
FOR PROPERTY LOCATED WITHIN THE JURISDICTION
OF THE BOARD OF COUNTY COMMISSIONERS OF
SEDGWICK COUNTY, KANSAS**

6A BK3
ADDITIONAL FEES - R 1E
EXISTING AD
E - AA
S - AA
W - E1AA
N - R1AA

This is an application for a Conditional Use Permit. The form must be completed and filed at the Planning Department, Tenth Floor, City Hall, 455 North Main Street, Wichita, Kansas, in accordance with directions on the accompanying instruction sheet. AN INCOMPLETE APPLICATION CANNOT BE ACCEPTED.

CU-209

I. Name of applicant or applicants and/or their agent or agents. All owners of all property requested to be considered in this application must be listed in this item.

A. APPLICANT Wichita Baptist Association of Churches, known now as Roger Williams Association of American Baptist Churches

MRS. STURDY
ADDRESS 752 N. Westlink, Wichita, KS 67212 PHONE 722-2053

AGENT _____

ADDRESS _____ PHONE _____

B. APPLICANT _____

ADDRESS _____ PHONE _____

AGENT _____

ADDRESS _____ PHONE _____

C. APPLICANT _____

ADDRESS _____ PHONE _____

AGENT _____

ADDRESS _____ PHONE _____

(Use separate sheet if necessary for names of additional applicants).

II. The applicant proposes to establish a Christian Day Care Center
_____ (use)

on property legally described as Lot(s) Reserve G in Oaklawn, a
subdivision near Wichita, Kansas
_____, Block(s) _____ of the _____
_____ Addition.

(If appropriate, metes and bounds description may be provided in the space below or on an attached sheet).

200x220
49 sec #

*Use legal from
ownership list*

I I I. THIS PROPERTY IS LOCATED AT (ADDRESS) 2937 Oaklawn Drive.

THE GENERAL LOCATION IS (USE APPROPRIATE SECTION)

A. AT THE _____ CORNER OF _____ AND _____, OR

B. ON THE south SIDE OF Oaklawn Drive (AVENUE)
in an area west of
~~STREET BETWEEN~~ Cedardale (AVENUE) STREET AND
~~a dead end~~ (AVENUE) STREET.

I V. THE PROPERTY INCLUDED IN THIS APPLICATION IS ZONED AA (ZONING DISTRICT CLASSIFICATION).

V. I REQUEST THIS CONDITIONAL USE PERMIT FOR THE FOLLOWING REASONS:

For some twenty years plus this property has been used for a traditional Christian ministry. In June 1978 the congregation voted to close their ministry. A study has been made to determine best use; the greatest need for the community seems to be for licensed child day care. Therefore, we are requesting a conditional use change so that we might operate a Christian Child Day Care Center, licensed by the State of Kansas and meeting all requirements for operation, to serve a maximum of twenty-four children from $\frac{2}{3}$ years to 6 years of age.

V I. I (WE), THE APPLICANT(S), ACKNOWLEDGE RECEIPT OF THE INSTRUCTION SHEET EXPLAINING THE METHOD OF SUBMITTING THIS APPLICATION. I (WE) REALIZE THAT THIS APPLICATION CANNOT BE PROCESSED UNLESS IT IS COMPLETELY FILLED IN; IS ACCOMPANIED BY A CURRENT ABSTRACTOR'S CERTIFICATE AS REQUIRED IN THE INSTRUCTION SHEET; AND IS ACCOMPANIED BY THE APPROPRIATE FEE. I (WE) FURTHER CERTIFY THAT THE ABOVE AND FOREGOING INFORMATION IS TRUE AND CORRECT TO THE BEST OF MY (OUR) KNOWLEDGE. I (WE) ACKNOWLEDGE THAT THE BOARD OF COUNTY COMMISSIONERS SHALL HAVE AUTHORITY TO IMPOSE SUCH CONDITIONS AS IT DEEMS NECESSARY IN ORDER TO SERVE THE PUBLIC INTEREST AND WELFARE.

NOTE: AT LEAST ONE OWNER MUST SIGN THIS APPLICATION. OTHER OWNERS MAY BE REPRESENTED BY AN AGENT OR AGENTS.

Wichita Baptist Association of Churches, known now as
Roger Williams Association of American Baptist Churches

BY [Signature] BY _____
AUTHORIZED AGENT (IF ANY) AUTHORIZED AGENT (IF ANY)
Lewin Timmerman, Chairman
Board of Trustees

BY _____ BY _____
AUTHORIZED AGENT (IF ANY) AUTHORIZED AGENT (IF ANY)

BY _____ BY _____
AUTHORIZED AGENT (IF ANY) AUTHORIZED AGENT (IF ANY)

V I I. OFFICE USE ONLY

This application was received at the Planning Department at 2:30
(AM, PM) on 11-6-78 (day, month, year). It has been checked
and found to be complete and accompanied by required documents and
the appropriate fee of \$ 70.00.

Mike Meach Name
Senior Planner Title

STATEMENT OF OWNERSHIP

STATE OF KANSAS)
 SEDGWICK COUNTY) SS

The undersigned duly bonded and qualified abstractor within and for the County and State aforesaid, does hereby certify:

That we have examined the records in the office of the Register of Deeds of Sedgwick County, Kansas, with reference to the ownership of the following property in Sedgwick County, Kansas viz:

use for legal

~~RECORD OWNERS~~ within 200 feet of Reserve G OAKLAWN SUBDIVISION, Sedgwick County, Kansas.



And from such examination find that the owners thereof are as set opposite the description of the property below, viz: (Addresses as given are furnished as a service and not certified.)

| <u>LOTS</u> | <u>ADDITION</u> | <u>OWNERS AND ADDRESSES</u> |
|--------------------------------------|---------------------|--|
| RESERVE G | OAKLAWN SUBDIVISION | The Wichita Baptist Association of Churches, A Corporation Address Unknown <i>applicant</i> |
| RESERVES D, E, F, H | OAKLAWN SUBDIVISION | Oaklawn Improvement District 4801 Cedardale Wichita, Kansas 67216 |
| LOTS 17, 18, 19, 20, 21, 22, Block 8 | OAKLAWN SUBDIVISION | Fred J. Russell P. O. Box 54228 Los Angeles, California 90054 |
| LOT 23, Block 8 | OAKLAWN SUBDIVISION | Virginia Lorine Womack 5038 Cedardale <i>new list</i> Wichita, Kansas 67216 <i>5816 E. PUNSTON</i> |
| LOTS 7, 8, 9, 10 Block 9 | OAKLAWN SUBDIVISION | Fred J. Russell P. O. Box 54228 Los Angeles, California 90054 |
| LOT 11, Block 9 | OAKLAWN SUBDIVISION | Steven Saindon 5023 Cedardale Wichita, Kansas 67216 |

Fidelity  **Title**
 COMPANY, INC.

| <u>LOTS</u> | <u>ADDITION</u> | <u>OWNERS AND ADDRESSES</u> |
|---------------------------|---------------------|---|
| LOT 12, Block 9 | OAKLAWN SUBDIVISION | W. D. & Virginia R. Hauck 7060 Ida Wichita, Kansas 67233 |
| LOT 13, Block 9 | OAKLAWN SUBDIVISION | Robert Crum 5011 Cedardale Wichita, Kansas 67216 |
| LOT 14, Block 9 | OAKLAWN SUBDIVISION | Paul E. & Anna E. Ritter 5001 Cedardale Wichita, Kansas 67216 |
| LOTS 36 & 37, Block 16 | OAKLAWN SUBDIVISION | Fred J. Russell P. O. Box 54228 Los Angeles, California 90054 |
| LOTS 1, 2, 3, | OAKLAWN SUBDIVISION | Fred J. Russell P. O. Box 54228 Los Angeles, California 90054 |

Dated at Wichita, Kansas this 2nd day of November, 1978 at
7:00 O'Clock A.M.



FIDELITY TITLE COMPANY, INC.

By *Cherie M. Sizer*
Vice-President

No. 45789

*additional list
continued -
next page →*

Fidelity  **Title**
COMPANY, INC.

Date 11-27-78 Hour 1:15

RUSH

DELIVERY INSTRUCTIONS

REGULAR

Deliver To: Mike Mays

Address: Metropolitan Planning - 10th Floor - City Bldg.

Get Receipt - YES NO

Remarks: _____

FIDELITY TITLE COMPANY, INC.

By: DM

Nov. 20, 1978
Notified Mrs. Sturdy
that 400 ft ownership
list needed

MRM

STATEMENT OF OWNERSHIP

STATE OF KANSAS)
) SS
 SEDGWICK COUNTY)

The undersigned duly bonded and qualified abstractor within and for the County and State aforesaid, does hereby certify:

That we have examined the records in the office of the Register of Deeds of Sedgwick County, Kansas, with reference to the ownership of the following property in Sedgwick County, Kansas viz:

ADDITIONAL RECORD OWNERS FOR TRACER #45789

Record Owners to include 400 Feet of RESERVE G, OAKLAWN SUBDIVISION, Sedgwick County, Kansas.




And from such examination find that the owners thereof are as set opposite the description of the property below, viz: (Addresses as given are furnished as a service and not certified.)

| <u>LOTS</u> | <u>ADDITION</u> | <u>OWNERS AND ADDRESSES</u> |
|---|--|---|
| Reserve C | OAKLAWN SUBDIVISION Sedgwick County, Kansas | ✓ Oaklawn Improvement District 4801 Cedardale Wichita, Kansas 67216 |
| Lots 19, 20, 21, 22, 23, 24, 25, 26 27, 28, 29, 30, Block 7 | OAKLAWN SUBDIVISION Sedgwick County, Kansas | ✓ Fred J. Russell P. O. Box 54228 Los Angeles, California 90054 |
| Lots 5, 6, 7, 8, 9 10, 11, 12, 13, 14 15, 16, 17, 18, 19 20, 21, 22, 24, 25 26, 27, 28, Block 8 | OAKLAWN SUBDIVISION Sedgwick County, Kansas | D Fred J. Russell P. O. Box 54228 Los Angeles, California 90054 |
| Lot 23, Block 8 | OAKLAWN DIVISION Sedgwick County, Kansas | ✓ Virginia Lorine Womack 5516 East Funston Wichita, Kansas 67218 |
| Lots 3, 6, 7, Block 9 | OAKLAWN SUBDIVISION Sedgwick County, Kansas | D Fred J. Russell P. O. Box 54228 Los Angeles, California 90054 |



Continued

-2-

| <u>LOTS</u> | <u>ADDITION</u> | <u>OWNERS AND ADDRESSES</u> |
|--|--|---|
| Lot 4, Block 9 | OAKLAWN SUBDIVISION Sedgwick County, Kansas | William M. & Roberta M. Dry Address Unknown <i>not found</i> |
| Lot 5, Block 9 | OAKLAWN SUBDIVISION Sedgwick County, Kansas | ✓ John E. & Ina V. Beggs 5111 Cedardale Ave. Wichita, Kansas 67216 |
| Lot 34, Block 15 and Lots 2, 3, 4, 32, 33, 34, 35, Block 16 and Lot 6, 7, Block 17 | OAKLAWN SUBDIVISION Sedgwick County, Kansas | ✓ Fred J. Russell P. O. Box 54228 Los Angeles, California 90054 |
| Lot 3, Block 15 | OAKLAWN SUBDIVISION Sedgwick County, Kansas | ✓ Randy P. & Sharon K Maus 3032 Oaklawn Drive Wichita, Kansas 67216 |
|  Lot 1, Block 16 | OAKLAWN SUBDIVISION Sedgwick County, Kansas | ✓ Perry Allen & Linda C. Steele 3010 Oaklawn Drive Wichita, Kansas 67216 |
| Lot 4, Block 17 | OAKLAWN SUBDIVISION Sedgwick County, Kansas | ✓ Robert W & Roxann R. Wilson By 4983 Address Unknown <i>Cedardale 67216</i> |
| Lot 5, Block 17 | OAKLAWN SUBDIVISION Sedgwick County, Kansas | ✓ E. Wayne Stalnaker 4979 Cedardale Ave. Wichita, Kansas 67216 |

Dated at Wichita, Kansas this 2nd day of November, 1978 at
7:00 O'Clock A.M.

FIDELITY TITLE COMPANY, INC.

By *C. E. Paul Hedley*
Vice-President

Tracer No. 45789

Fidelity  Title
COMPANY, INC.

FORM 223-

PAYMENT NOTICE
City of Wichita

| Bldg. | Use of Str. | Code Bks | Copies |
|-------|----------------------|------------|--------|
| Elec | Elev. Insp. | Hse Moving | Lic. |
| Mech | Boiler Insp. | Pav. Cuts | Cert. |
| Pibg | Exam Fees | Sewer | Elev. |
| Signs | Plan Exp. | Cement | M.S.P. |

\$70.00

DESCRIPTION AMOUNT

County Conditional Use Permit
in "RA"

NAME Wichita Baptist Assoc. of Churches

ADDRESS 752 N. Westlink

FUND 15500000 4007000000 DUE DATE 1002000000

COMMENTS

DATE 7-6-78 BY Mike Meach

CU 209

WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL - TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS, 67202

ADDRESS
WICHITA
RETURN TO SENDER

Important! Notice of Meeting Enclosed

Eddie

Rec'd 11-30-78

Virginia Lorine Womack
5038 Cedardale
Wichita, KS 67216

5516 E Junston
67218

NOT AT THIS ADDRESS

