WICHITA — SEDGWICK COUNTY

W-SC

METROPOLITAN AREA PLANNING DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4421
FAX (316) 268-4390

March 17, 1997

Faith Christian Church
2110 W. 45th St. S.
Wichita, Ks 67217

RE: CU-424 - Conditional use to allow a general day care center generally located north of 45th Street South and Clarence (2110 W. 45th St. S.)

Dear Sirs:

At its regular meeting on February 27, 1997, the Metropolitan Area Planning Commission considered the above-captioned request. The action of the MAPC was to APPROVE the request, subject to conditions stated in the letter dated February 28, 1997.

This action was not accompanied by valid appeals or protest petitions, therefore, the action of the Planning Commission is FINAL. If you have any questions concerning this case, please contact our office at 268-4421.

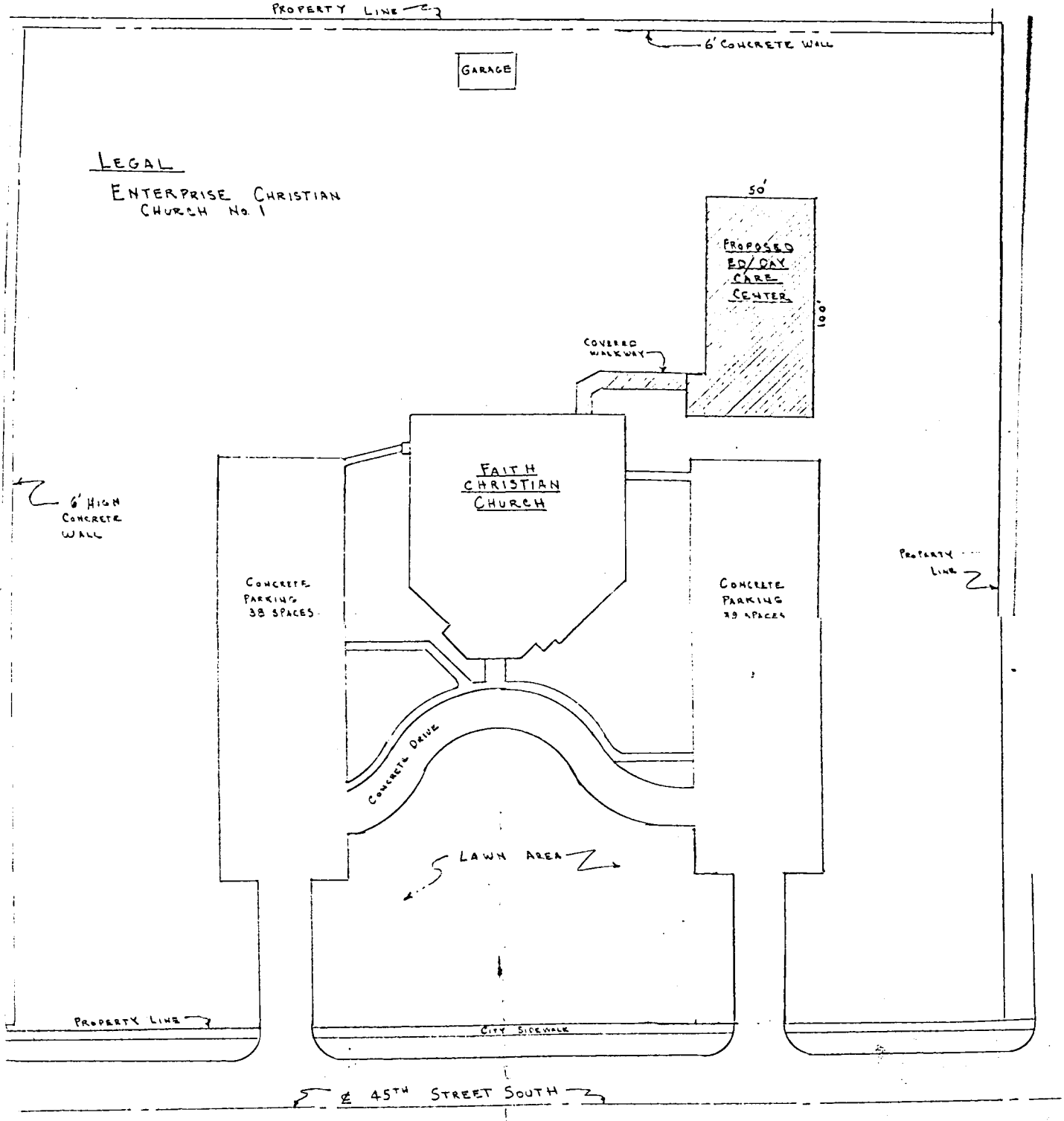
Sincerely,

Russ Ewy
Associate Planner

RE/sh

cc: Bob Wilson, 445 S. Turquoise, Wichita, Ks 67209
Bill Greenley, 1112 Robert, Wichita, Ks 67217
Kurt Schroeder, Office of Central Inspection
Randy Sparkman, Office of Central Inspection
Paul Hayes, Office of Central Inspection

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SITE PLAN

FAITH CHRISTIAN CHURCH

2110 WEST 145TH STREET SOUTH

SCALE 1" = 30'-0"

WICHITA–SEDGWICK COUNTY
W-SC
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 5

STAFF REPORT

CPO(4) February 13, 1997
MAPC February 27, 1997

CASE NUMBER: CU-424

APPLICANT/AGENT: Faith Christian Church (property owner/applicant); Bob Wilson (agent); Bill Greenlee (agent)

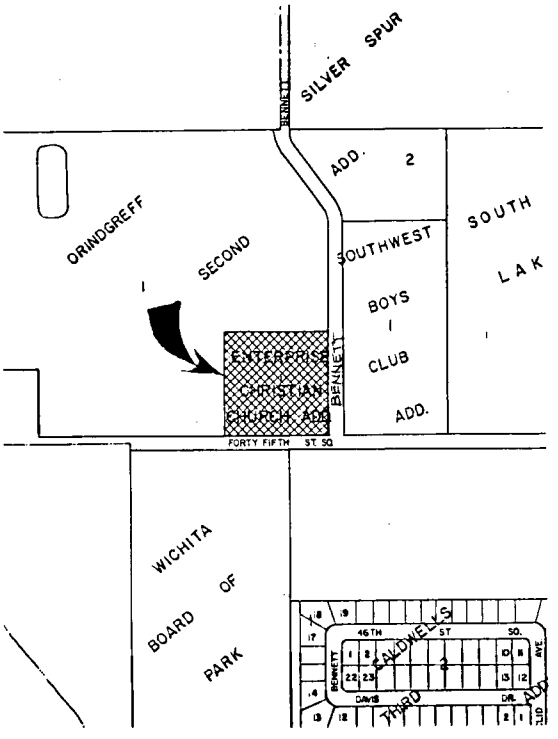
REQUEST: Conditional Use to allow general child care services

CURRENT ZONING: "SF-6" Single-Family Residential

SITE SIZE: 5 acres

LOCATION: North of 45th Street South and west of Clarence (2110 W. 45th Street South)

PROPOSED USE: Day care



BACKGROUND: The applicant requests a Conditional Use to allow a general day care center on a 5 acre platted lot located north of 45th Street South and west of Clarence.

The area immediately to the south of the application site is zoned "SF-6" Single-Family Residential and is undeveloped. To the southwest is Southview Park and to the southeast is the Cessna Elementary School, both zoned "SF-6". There is a mobile home park to the north and west of the church on property zoned "MH" Mobile Home. To the east is property zoned "B" Multi-Family owned by the Boys Club and developed with ball fields.

The applicant's site plan shows a proposed 5,000 square foot day care center to the north of the existing church. There is a 6 foot masonry wall along the north and west property lines constructed as part of the mobile home park development.

The Unified Zoning Code defines general day care centers as "an establishment that provides care, protection, and supervision for more than 10 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."

CASE HISTORY: None

ADJACENT ZONING AND LAND USE:

NORTH:	"MH"	Mobile home park
SOUTH:	"SF-6"	Vacant lot, Residential
EAST:	"B"	Boys Club
WEST:	"MH"	Mobile home park

PUBLIC SERVICES: Municipal water and sewer service is available to this site. The application area has access to 45th Street, a 2-lane paved local street.

CONFORMANCE TO PLANS/POLICIES: The Land Use Guide of the Comprehensive Plan identifies this area as appropriate for low-density residential uses. The Plan considers schools, churches, and other similar uses as appropriate in these areas.

RECOMMENDATION: Based upon information available prior to the public hearings, planning staff recommends that the request be APPROVED, subject to the following conditions:

A. The child care center shall comply with all applicable building codes of the City of Wichita and with all licensing requirements of the Wichita-Sedgwick County Health Department.

B. The maximum number of children to be accommodated at any one time shall not exceed the licensed capacity, as determined by the appropriate licensing agencies.

C. A fenced playground shall be provided as required by the Health Department licensing regulations. 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. On-site parking shall be provided for the child care center as required by City Code, which currently is one space for each teacher and employee, plus one space for each vehicle used in the operation of the center, plus one space for each ten children beyond the first twelve.

E. Signs for the child care center shall be limited to those permitted in the "SF-6" Single-Family Residential District.

F. This proposed child care center shall be licensed and in operation within one year following approval by the MAPC, and/or the City Council, and continued operation shall be in compliance with all conditions as specified above, or this conditional use shall be considered null and void.

This recommendation is based on the following findings:

1. The zoning, uses and character of the neighborhood: The area immediately to the south of the application site is zoned "SF-6" Single-Family Residential and is undeveloped. To the southwest is Southview Park and to the southeast is the Cessna Elementary School, both zoned "SF-6". There is a mobile home park to the north and west of the church on property zoned "MH" Mobile Home. To the east is property zoned "B" Multi-Family owned by the Boys Club and developed with ball fields.

2. Extent to which removal of the restrictions will detrimentally affect nearby property: The establishment of a day care center at this location would not have a detrimental impact on nearby property. Residential uses to the north are screened from the application site by a 6 foot masonry wall.

3. Conformance of the requested change to the adopted or recognized Comprehensive Plan: The Land Use Guide of the Comprehensive Plan identifies this area as appropriate for low-density residential uses. The Plan considers schools, churches, and other similar uses as appropriate in these areas.

4. Impact of the proposed development on community facilities: This conditional Use should have no negative impact on community facilities.