

METROPOLITAN AREA PLANNING
DEPARTMENT

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

December 27, 1996

Oaklawn Improvement District
4426 Hemlock Ct.
Wichita, Ks 67216

RE: CU-418 - Conditional use to allow a Senior Center/Community Building on property zoned "SF-6" Single Family Residential and generally located west of Clifton, south of Oaklawn Drive (2937 W. Clifton Drive)

Dear Sir:

At its regular meeting on December 5, 1996, the Metropolitan Area Planning Commission considered the above-captioned request. The action of the MAPC was to APPROVE the request, subject to the following conditions:

- A. The use of this property shall be in conformance with the approved site plan.
- B. Parking shall be provided for 35 vehicles.
- C. Any major changes in the development of this property, a revised site plan shall be submitted to the Director of Planning for his approval.

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

cc: Don Chambers, President, Southside Alano, Inc., 3113 E. Timberlane, Wichita, Ks 67216
Kurt Schroeder, Office of Central Inspection
Randy Sparkman, Office of Central Inspection
Paul Hayes, Office of Central Inspection

EXISTING LAYOUT PLAN

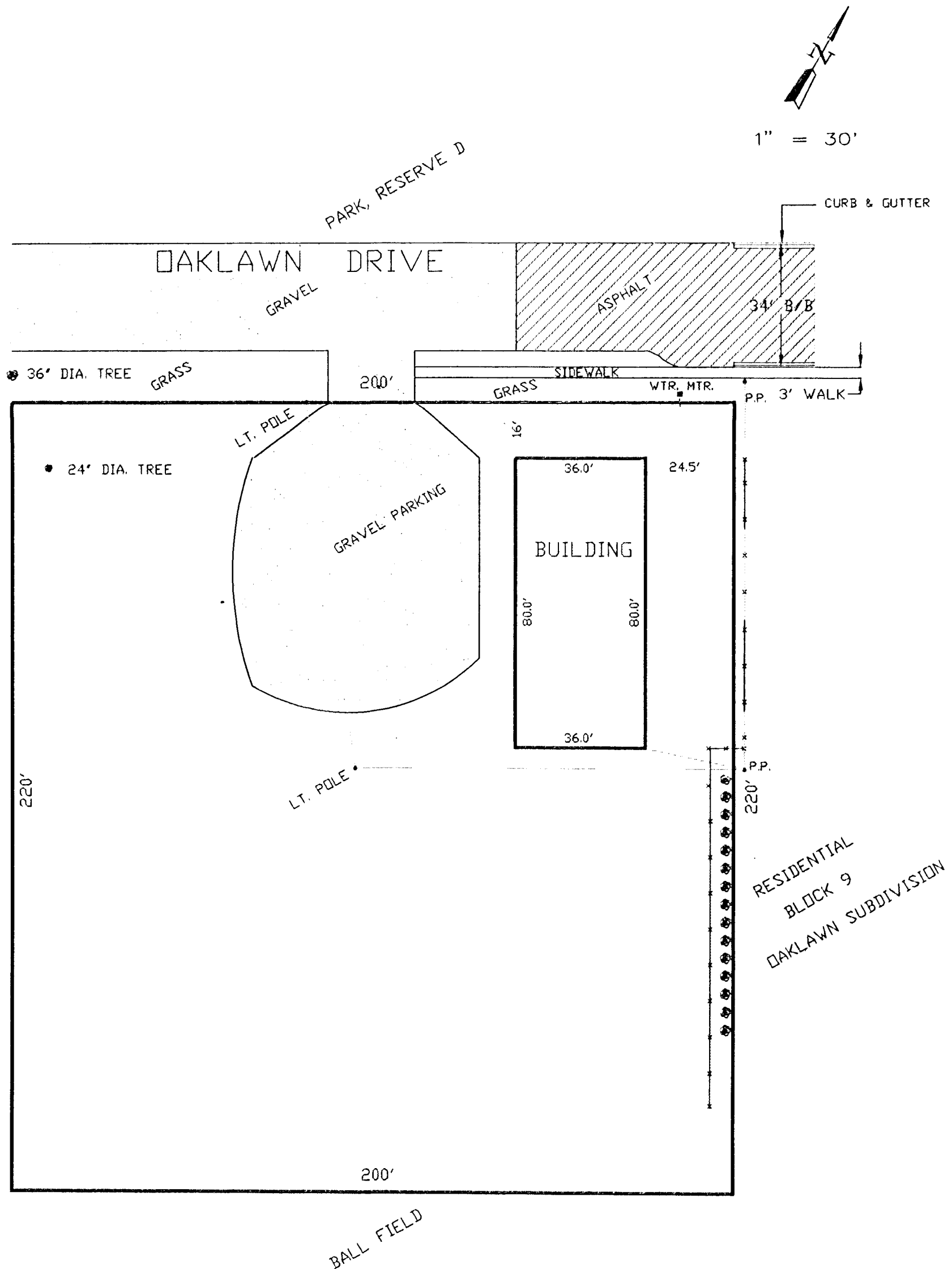
RESERVE G, OAKLAWN SUBDIVISION

SEDGWICK COUNTY, KANSAS

PREPARED FOR CONDITIONAL USE APPLICATION

9-11-96

PREPARED BY REISS AND GOODNESS ENGINEERS



STAFF REPORT

December 5, 1996

CASE NUMBER: CU-418

APPLICANT/AGENT: Oaklawn Improvement District (applicant/contract purchaser); Southside Alano, Inc. (applicant/property owner); Don Chambers (agent)

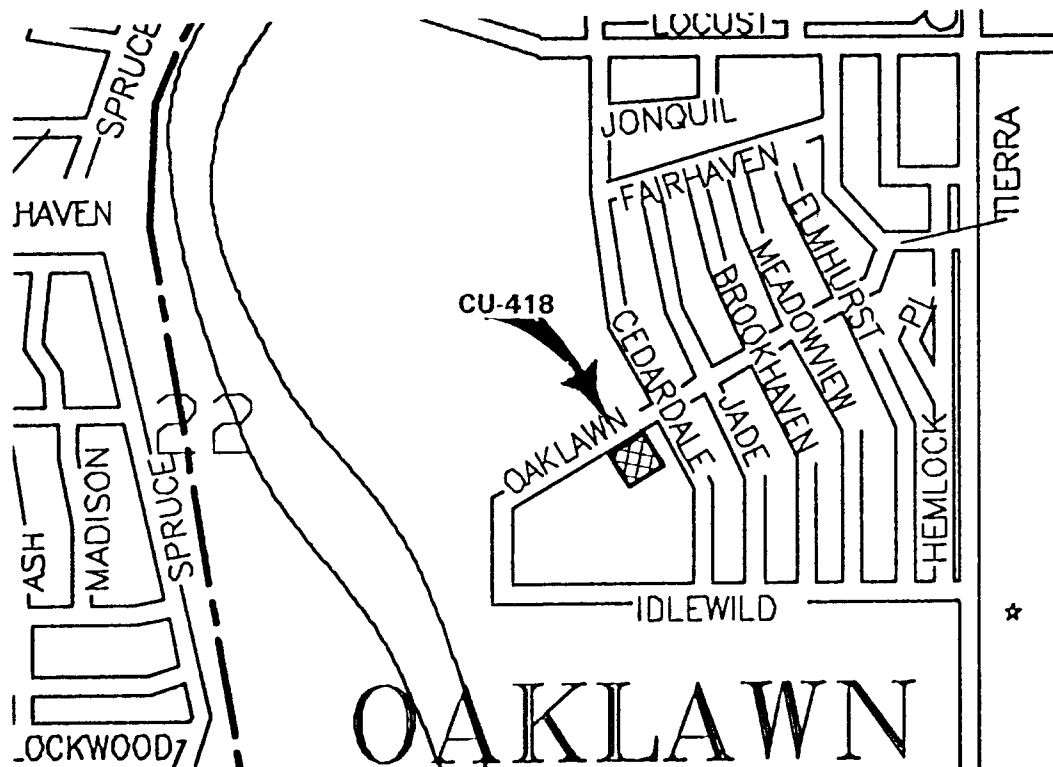
REQUEST: Conditional Use to allow a Senior Center/Community Assembly Center

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

SITE SIZE: 1 acre

LOCATION: West of Clifton, south of Oaklawn Drive (2937 W. Oaklawn Drive)

PROPOSED USE: Senior Center/Community Assembly Center



BACKGROUND: The applicant requests a Conditional Use to allow a Senior Center/Community Assembly Center on a platted 1-acre lot zoned "SF-6" Single-Family Residential. The subject property is located west of Clifton, south of Oaklawn Drive (2937 W. Oaklawn Drive). The Oaklawn Improvement District is requesting the conditional use to reuse an existing building as a community center for area residents.

The Oaklawn Improvement District, a non-profit group, also owns the majority of the property to the north, west, and south that has been developed with a park and baseball fields and is zoned "SF-6" Single-Family Residential and "SF-20" Single-Family Residential. Areas east of the application area are residential and zoned "SF-6".

The applicant's site plan shows the layout of the property, with the existing 36-foot by 80-foot building to the east, and a gravel parking area shown in the middle of the lot. The application area has access to Oaklawn Drive, which is unpaved across the majority of the lot's frontage. The building was previously used as a meeting hall for Alcoholics Anonymous, and contains a large meeting room with a kitchen and restrooms.

CASE HISTORY: None

ADJACENT ZONING AND LAND USE:

NORTH:	"SF-20" Single-Family Residential	Park, open space
SOUTH:	"SF-6" Single-Family Residential	Ball fields, open space
EAST:	"SF-6" Single-Family Residential	Residences
WEST:	"SF-6" Single-Family Residential	Ball fields, open space

PUBLIC SERVICES: This site is served by municipal water and sewer. The property has access to Oaklawn Drive, an unpaved local street. Traffic counts are not available for such roads.

CONFORMANCE TO PLANS/POLICIES: The Area Treatment Classification Map identifies this area as a re-establishment district, a category which recognizes that a broad range of development opportunities may be appropriate for these areas. The plan states that improvements in these areas would provide better social, economic, and educational opportunities, as well as sensitivity in applying code enforcement to ensure against undue hardships on residents.

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 use of this property shall be in conformance with the approved site plan.

- B. Parking shall be provided for 35 vehicles.
- C. Any major changes in the development of this property, a revised site plan shall be submitted to the Director of Planning for his approval.

This recommendation is based on the following findings:

1. The zoning, uses and character of the neighborhood: The property to the north, west, and south that has been developed with a park and baseball fields, all of which is zoned "SF-6" Single-Family Residential and "SF-20" Single-Family Residential. Areas east of the application area are residential and zoned "SF-6" Single-Family Residential.
2. The suitability of the subject property for the uses to which it has been restricted: With the existing structure on site and its location within the park/recreation area, this property is suited for non-residential, civic-oriented uses.
3. Extent to which removal of the restrictions will detrimentally affect nearby property: The proposed use of this site as a community center should not have an adverse impact on the surrounding property. In fact, such a use should be a positive and stabilizing use for the neighborhood.
4. Conformance of the requested change to the adopted or recognized Comprehensive Plan: The Area Treatment Classification Map identifies this area as a re-establishment district, a category which recognizes that a broad range of development opportunities may be appropriate for these areas. The plan states that improvement in these area would require better social, economic, and educational opportunities be provided, as well as sensitivity in applying code enforcement to ensure against undue hardships on residents.
5. Impact of the proposed development on community facilities: The applicant's request should not have a negative impact on community facilities.