CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

May 2, 2014

Messiah Evangelical Lutheran Church
John Haase, Chairman of the Board of Trustees
1241 N Ridge Road
Wichita, KS 67212

Re: BZA2014-34: City request for an Administrative Adjustment to CON2001-00024 to increase the square footage of the Loving Arms Daycare by 11,060 square feet and allow care to include children up to 12 years of age.

Legal Description: Lot 1, Block 1, Messiah Lutheran Second Addition, Wichita, Sedgwick County, KS on property generally located south of 12the Street North, on the north side of North Ridge Road (1241 N. Ridge Road.).

Dear Applicants,

We reviewed your request for an Administrative Adjustment to CON2001-00024 to increase the square footage of the Loving Arms Daycare by 11,060 square feet within an existing building addition for use as daycare for infants, toddlers and including children up to 12 years of age.

Your site plan shows a new addition to the southeast of the existing daycare facility that will provide the additional 11,060 square feet to the daycare facility. Article V.D.14 of the Unified Zoning Code allows approval of minor adjustments when the conditions required by Sec. V-I.6 of the Code are met. We find that Administrative Adjustment as proposed meets the four conditions required by Sec. V-I.6 of the Code as set out below:

1) Impact on safety and convenience of vehicular and pedestrian circulation: The proposed adjustment to CON2001-00024 should have no negative impact on the safety and convenience of vehicular and pedestrian traffic as the proposed adjustment is to an existing building on the site.

2) Impact on existing uses in surrounding areas: The surrounding properties are single-family residential and the existing church site has two ingress/egress driveways.

3) Compatibility with existing or permitted uses on abutting sites: The Loving Arms Daycare has operated in this location since 2001 and maintains a current KDHE License #0047317-

009 effective 04/01/2014 through 03/31/2015.

4) Effect on public health, safety or welfare: There will be no encroachment into public right of way or utility easements; the public's safety, health and welfare should not be impacted.

Our signatures below indicate that the additional 11,060 square feet for use as daycare facility that includes infants, toddlers and children up to 12 years of age is hereby granted for the aforementioned property subject to the following conditions:

1) The daycare center shall comply with all applicable local and state regulations, including the Supplementary Standards for Day Care Centers, as allowed in Art III. Sec.III-D.6.i.

2) Use shall be in compliance with the approved site plan.

3) None of the other conditions of approval associated with CON2001-00024 are modified by this administrative action.

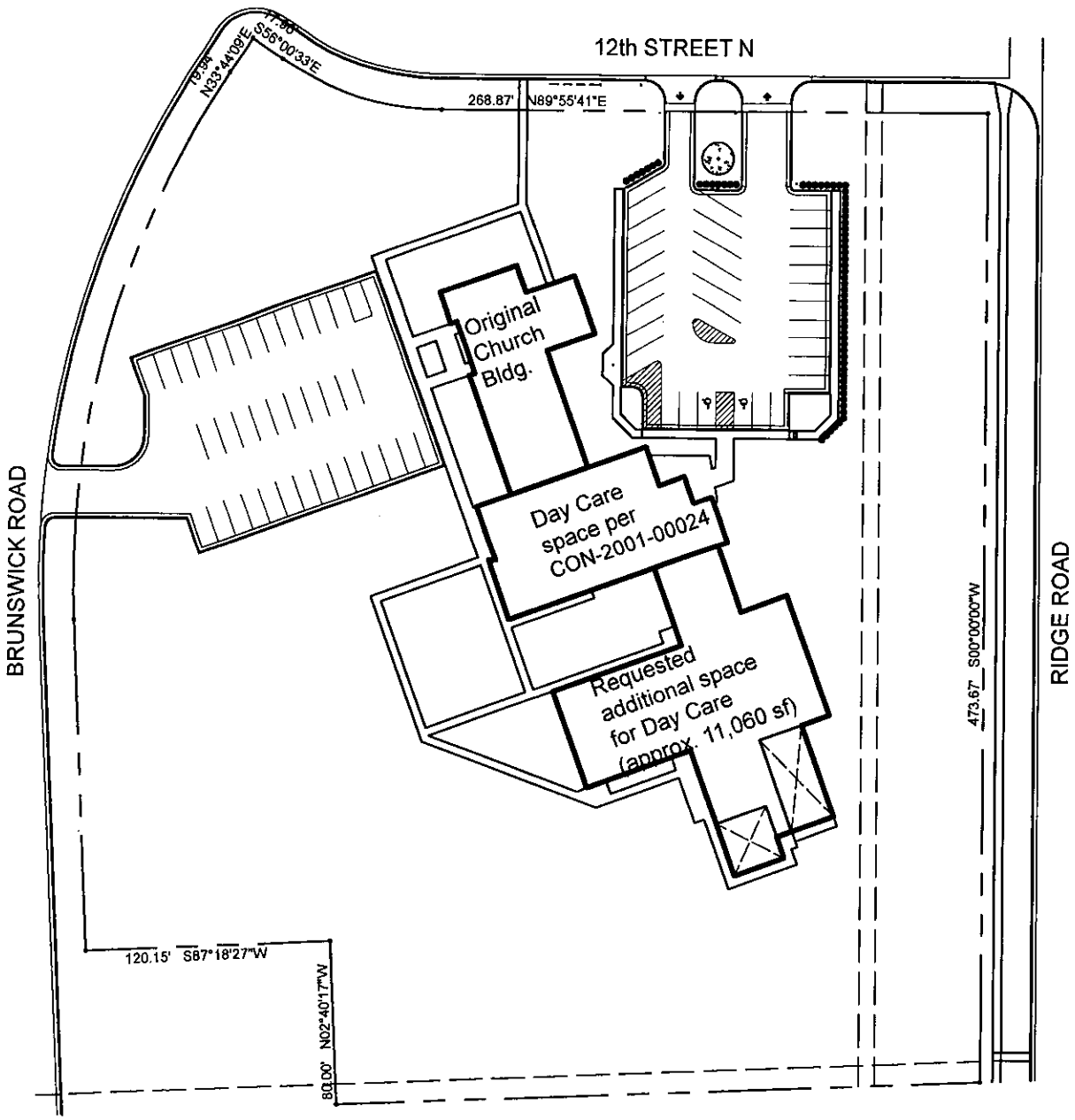
4) If the Zoning Administrator finds that there is a violation of any of the conditions of the Conditional Use Adjustment, the Zoning Administrator, in addition to enforcing the other remedies set forth in the Unified Zoning Code, may, with the concurrence of the Planning Director, declare that the Zoning Adjustment is null and void.

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

John L. Schlegel, Director
Metropolitan Area Planning Department

Thomas J. Stolz, Director
Metropolitan Area Building and Construction Department

cc: J.R. Cox, MABCD
Paul Hays, MABCD
Jeff Longwell, CM District V
Martha Sanchez, NA District V



SITE PLAN A | SITE DRAWING

1"=80'-0"

APPROVED 5/2/2014 BY

Messiah Lutheran / Loving Arms Daycare

12 April 2014 | 12.016
Site Layout

cathcart architects
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