

BACKGROUND: Quality Child Care Centers, Inc.-Wesley Children's Center is requesting an exception to permit a child care center to be operated five days a week (Monday - Friday) in the University Christian Church at 4401 E. 17th. There would be two shifts: 6:00 a.m. - 4:30 p.m. and 3:00 p.m. - 12:00 midnight. Outdoor play times (in season) would be staggered and would range from 9:00 - 11:00 a.m., 3:00 - 5:30 p.m., and 6:45 - 7:45 p.m. The applicants have stated they are licensed for 59 children in the day and 24 at night. The existing church parking lot can provide a sufficient number of spaces for this child care center.

ADJACENT ZONING AND LAND USE:

NORTH	"U"	Golf course
SOUTH	"AA"	Railroad tracks & one-family dwellings
EAST	"AA"	Undeveloped church property
WEST	"AA"	One-family dwellings

RECOMMENDATION: Staff finds that the conditions of approval as set out in the Zoning Ordinance can be met; the low-density residential character of the neighborhood is a suitable environment for a child care center; the existing church facilities, with some modifications as required by the health and building codes, are suitable for the proposed use; and the outdoor play area is sufficient in size and located far enough away from existing residences so as not to create an undue disturbance for adjacent dwellers. Should the Board determine that a child care center is appropriate at this location, it is recommended that the exception be approved, subject to the following conditions:

1. The center shall comply with all licensing requirements of the Kansas State Department of Health, including all building and fire safety regulations of the state of Kansas and the city of Wichita.
2. The Department of Community Health shall determine the maximum number of children to be permitted in the 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. One off-street parking space 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 12, one off-street loading space shall be provided for each 10 children or major fraction thereof.

SECRETARY'S REPORT

CASE NUMBER: BZA 27-88

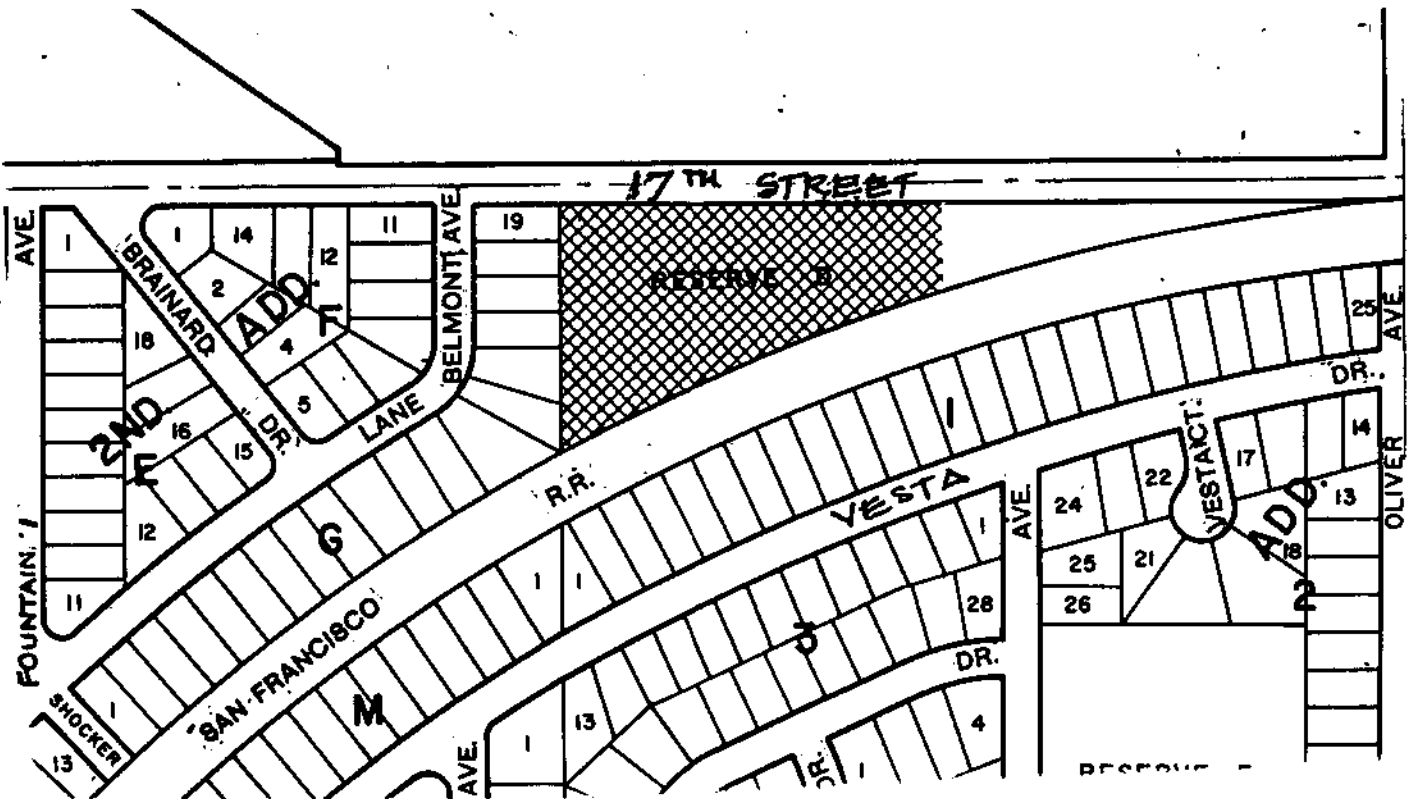
OWNER/APPLICANT/AGENT: University Christian Church (owner/applicant)
Quality Child Care Centers, Inc. (agent)

REQUEST: Exception to permit a child care center.

CURRENT ZONING: "A" Two-Family Dwelling District

SITE SIZE: 4± acres

LOCATION: South side of 17th Street in an area west of Oliver



JURISDICTION: The Board has jurisdiction to consider this request under the provisions outlined under Section 2.12.590.C, Code of the City of Wichita. The Board may grant the exception, provided the conditions set out in Section 28.04.185.2 can be complied with.

THE CITY OF WICHITA



BOARD OF ZONING APPEALS
CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202
(316) 268-4421

July 1, 1988

University Christian Church, Inc.
4401 E. 17th Street
Wichita, KS 67208

Re: BZA 27-88 - Exception to permit child care center (4401 E. 17th St.)

Gentlemen:

Enclosed is a signed copy of the above-referenced BZA Resolution adopted by the Board of Zoning Appeals on June 28, 1988. This Resolution reflects the official action of the Board to approve your request and sets out the conditions of approval. It is forwarded to you for your information and files.

This is a reminder that the zoning adjustment signs should now be removed from the property. If you have questions concerning this matter, please call our office.

Sincerely yours,


Louise Olivarez
Assistant Secretary
Board of Zoning Appeals

LO/jcm

cc: Quality Child Care Centers, Inc.-Wesley Children's Center, 2225 E.
Central, Wichita, KS, 67214
Monty Robson, Superintendent of Central Inspection
Joe Donnelly, Zoning Administrator, CID
Dale Rea, Deputy City Clerk

RESOLUTION NO. BZA 27-88

WHEREAS, Quality Child Care Centers, Inc.-Wesley Children's Center, pursuant to Section 2.12.590.C, Code of the City of Wichita, requests an exception to permit the establishment of a child care center on property zoned the "A" Two-Family Dwelling District and legally described as follows:

The West Half of Reserve D, Ken-Mar Addition to Wichita, Sedgwick County, Kansas. Generally located on the south side of 17th Street in an area west of Oliver (4401 E. 17th).

WHEREAS, proper notice as required by ordinance and by the rules of the Board of Zoning Appeals has been given; and

WHEREAS, the Board of Zoning Appeals did, at the meeting of June 28, 1988, consider said application; and

WHEREAS, the Board of Zoning Appeals has proper jurisdiction to consider said request for an exception under the provisions of Section 2.12.590.C, Code of the City of Wichita; and

WHEREAS, the Board of Zoning Appeals has authority to approve the establishment of a child care center on property zoned the "A" Two-Family Dwelling District, subject to the conditions outlined in Section 28.04.185.2, Code of the City of Wichita.

NOW, THEREFORE, BE IT RESOLVED by the Board of Zoning Appeals of the City of Wichita, that this application be approved to establish a child care center on property zoned the "A" Two-Family Dwelling District and legally described as follows:

The West Half of Reserve D, Ken-Mar Addition to Wichita, Sedgwick County, Kansas. Generally located on the south side of 17th Street in an area west of Oliver (4401 E. 17th).

subject to the following conditions:

1. The center shall comply with all licensing requirements of the Kansas State Department of Health, including all building and fire safety regulations of the state of Kansas and the city of Wichita.
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4. One off-street parking space 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 12, one off-street loading space shall be provided for each 10 children or major fraction thereof.

ADOPTED AT WICHITA, KANSAS, this 28th day of June, 1988.


Sharon Ryan, President

ATTEST:


Louise Olivarez, Assistant Secretary