5. Within 30 days after approval of this use exception by the Board of Zoning Appeals and prior to release of this resolution, the property owners (Evies O. and Sharon H. Cranford) shall dedicate the east 3 feet of the property for alley purposes.

BOARD OF ZONING APPEALS
WICHITA, KANSAS

AGENDA ITEM NO. 4

June 27, 1989

SECRETARY'S REPORT

CASE NUMBER: BZA 21-89

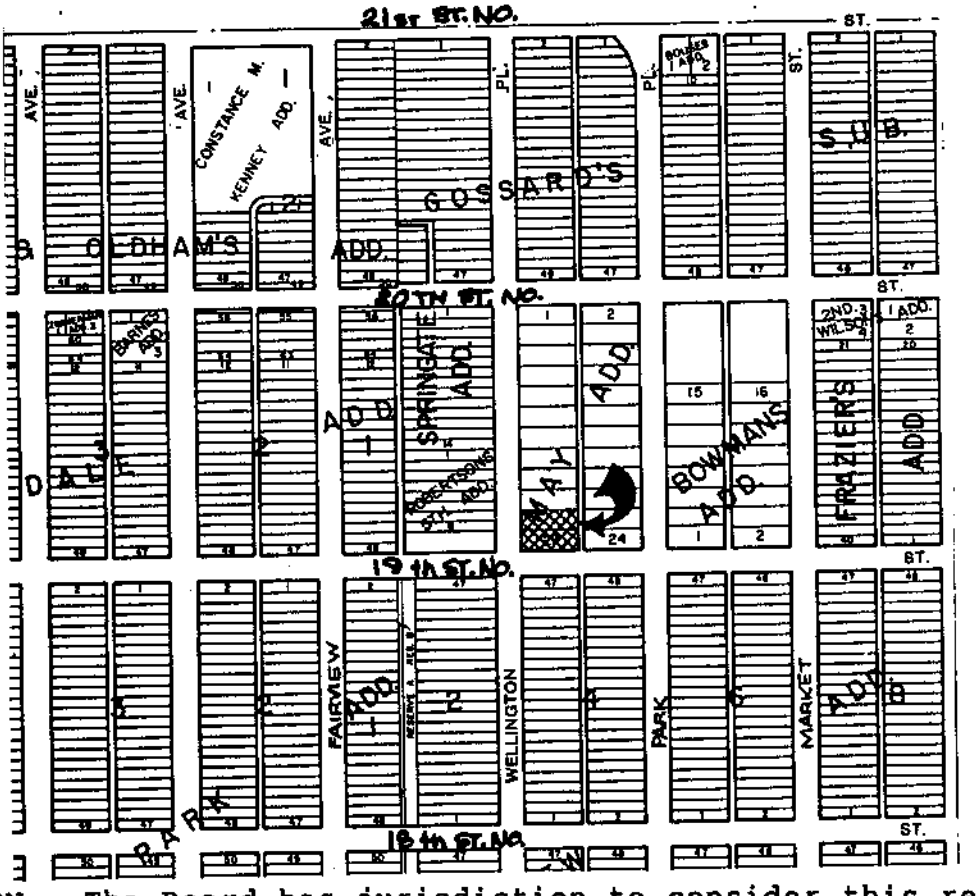
OWNER/APPLICANT/AGENT: Cranford Living-Learning Centers (owner/applicant)
Sharon Cranford (agent)

REQUEST: Exception to permit an adult day care center for 12 mentally retarded adults plus 2 caretakers.

CURRENT ZONING: "RB" Four-Family Dwelling District

SITE SIZE: 100 ft. x 140 ft.

LOCATION: Northeast corner of 19th & Wellington Place (2004 Wellington Place)



JURISDICTION: The Board has jurisdiction to consider this request under the provisions outlined in 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.

BACKGROUND: The applicant is requesting a use exception to establish a day care center for up to 12 mentally retarded adults plus two caretakers (supervisors) in a large (2,700 sq. ft.) two-story dwelling at 2004 Wellington Place. The day care center would operate from 9 a.m. to 3 p.m. Monday through Friday. If the related case, BZA 20-89, is approved, this same structure would be used as a group home for 4 other mentally retarded adults who would be away from the facility during the hours of operation of the day care center. The adults who would come to the day care center are from other Cranford Living-Learning Centers in town. They would be transported to and from the center in a van. Adequate paved, on-site parking should be required for this day care center. If the adjacent alley is used for access to the parking, it shall be paved. Whether or not it is used for access, 3 additional feet should be dedicated from this site for alley purposes, as the platted alley width is only 14 feet wide. Current licensing regulations require that clients not spend days and nights in the same facility. An accessory office for the director and secretary of the Cranford Living-Learning Centers to handle the paperwork of the day care center and group home would also be included at this location.

ADJACENT ZONING AND LAND USE:

NORTH	"RB"	One-family dwelling
SOUTH	"RB"	One-family dwelling
EAST	"RB"	One-family dwelling
WEST	"RB"	One-family dwelling

RECOMMENDATION: Should the Board determine that a day care center for up to 12 mentally retarded adults plus two supervisors is appropriate at this location, it is recommended that the exception be approved, subject to the following conditions:

1. This exception for a day care center is for mentally retarded adults only and for a maximum of twelve at any one time (not counting supervisory staff). Any expansion of the facility to accommodate more than twelve clients or clients other than mentally retarded adults will require a new BZA application.

2. The facility shall comply with all state and local codes. The applicant shall obtain all necessary permits and licenses.

3. The accessory office for the Cranford Living-Learning Centers shall accommodate no more than two employees.

4. Paved parking shall be provided on site as follows:

   1 space per vehicle used in the operation of the center;
   1 space per supervisor;
   1 space per employee in the accessory office.

SEDGWICK COUNTY

METROPOLITAN AREA PLANNING
DEPARTMENT
CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4561

June 28, 1989

Dr. Sharon Cranford
Cranford Living-Learning Centers
P. O. Box 20846
Wichita, KS 67208

Re: BZA 21-89 - Exception to permit an adult day care center for 12 mentally retarded clients plus 2 caretakers, located at the northeast corner of 19th & Wellington (2004 Wellington Place).

Dear Dr. Cranford:

Enclosed is a signed copy of the above-referenced BZA resolution adopted by the Board of Zoning Appeals on June 27, 1989. This resolution reflects the official action of the Board to grant 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 any questions concerning this matter, please contact our office.

Sincerely,

Louise Olivarez

Louise Olivarez
Assistant Secretary
Board of Zoning Appeals

LO:jcm
Enclosure

cc: Jerry Cole, 1351 N. Emporia, Wichita, KS 67214
Jim Richardson, 102 W. 17th St., Wichita, KS 67203
David Cullen, 1902 Park Place, Wichita, KS 67203
Jim Jackson, 1244 N. Market, Wichita, KS 67214
Monty Robson, Superintendent of Central Inspection
Joe Donnelly, Zoning Administrator, CID
Dale Rea, Deputy City Clerk

FILE

BZA RESOLUTION NO. 21-89

WHEREAS, Cranford Living-Learning Centers, pursuant to Section 2.12.590.C, Code of the City of Wichita, requests an exception to permit an adult day care center for 12 mentally retarded adults plus 2 caretakers on property zoned the "RB" Four-Family Dwelling District and legally described as follows:

> Lots 21 and 23, May Addition, Wichita, Kansas. Generally located on the northeast corner of 19th and Wellington Place (2004 Wellington Place).

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 27, 1989, 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 permit an adult day care center for 12 mentally retarded adults plus 2 caretakers on property zoned the "RB" Four-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 permit an adult day care center for 12 mentally retarded adults plus 2 caretakers on property zoned the "RB" Four-Family Dwelling District and legally described as follows:

> Lots 21 and 23, May Addition, Wichita, Kansas. Generally located on the northeast corner of 19th and Wellington Place (2004 Wellington Place).

subject to the following conditions:

1. This exception for a day care center is for mentally retarded adults only and for a maximum of twelve at any one time (not counting supervisory staff). Any expansion of the facility to accommodate more than twelve clients or clients other than mentally retarded adults will require a new BZA application. This facility shall be operated by Cranford Living-Learning Centers only and any new operator shall require a new BZA application.

2. The facility shall comply with all state and local codes. The applicant shall obtain all necessary permits and licenses.

3. The accessory office for the Cranford Living-Learning Centers shall accommodate no more than two employees.

4. Paved parking shall be provided on site as follows:

   1 space per vehicle used in the operation of the center;
   1 space per supervisor;
   1 space per employee in the accessory office.

5. Within 30 days after approval of this use exception by the Board of Zoning Appeals and prior to release of this resolution, the property owners (Evies O. and Sharon H. Cranford) shall dedicate the east 3 feet of the property for alley purposes.

ADOPTED AT WICHITA, KANSAS, this 27th day of June, 1989.

Sharon Ryan, President

ATTEST:

Jack H. Galbraith, Secretary