ADOPTED AT WICHITA, KANSAS, this 28 day of June, 1994.

Susan Osborne-Howes, Vice-President

ATTEST:

Louise Olivarez, Secretary

BZA RESOLUTION NO. 14-94

WHEREAS, Northwest Christian Church, pursuant to Section 2.12.590.C, Code of the City of Wichita, requests an exception to permit a preschool child care center on property zoned the "AA" One-Family Dwelling District and legally described as follows:

> Lot 1, Block A, Northwest Christian Church Addition, Wichita, Sedgwick County, Kansas.(Generally located at 10850 W. 21st Street North)

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, 1994, 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 a preschool child care center on property zoned the "AA" One-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 a preschool child care center on property zoned the "AA" One-Family Dwelling District and legally described as follows:

> Lot 1, Block A, Northwest Christian Church Addition, Wichita, Sedgwick County, Kansas.(Generally located at 10850 W. 21st Street North)

subject to the following conditions:

1. The preschool/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.

2. 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.

3. 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.

4. On-site parking shall be provided for the preschool/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.

5. Signs for the preschool/child care center shall be limited to those permitted in the "AA" District, as specified in Section 24.04.190 of the City Code.

6. This proposed preschool/child care center shall be licensed and in operation within one year following approval by the Board, and continued operation shall be in compliance with all conditions as specified above, or this use exception shall become null and void.

SEDGWICK COUNTY

METROPOLITAN AREA PLANNING
DEPARTMENT
CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4421

June 30, 1994

Chris Dieker
Northwest Christian Church
10850 W. 21st Street North
Wichita, KS 67205

Re: BZA 14-94 - Exception to permit a preschool child care center on property zoned "AA" One-Family Dwelling District.

Dear Mr. Dieker:

Enclosed is a signed copy of the above-referenced BZA Resolution adopted by the Board of Zoning Appeals on June 28, 1994. 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 call our office.

Sincerely yours,

Lawrence P. Mitchell
Assistant Secretary
Board of Zoning Appeals

Enclosure
LO/hm

cc:
Randy Sparkman, OCI
Paul Hays, OCI
Ray Sledge, OCI
Pat Burnett, Deputy City Clerk
CAMA Files

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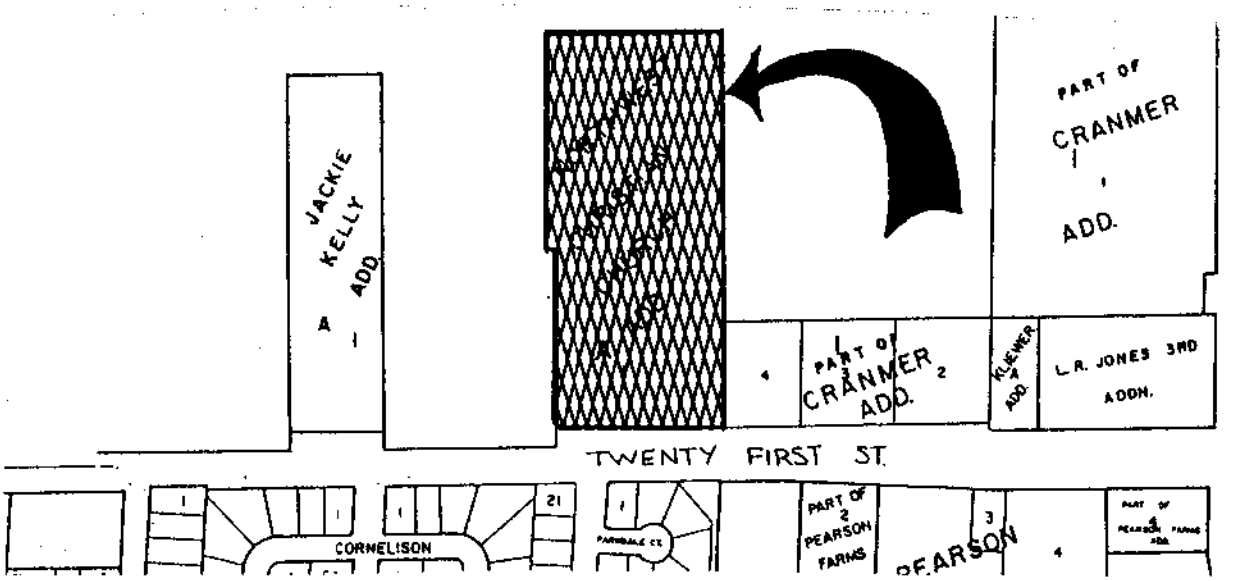
6. This proposed preschool/child care center shall be licensed and in operation within one year following approval by the Board, and continued operation shall be in compliance with all conditions as specified above, or this use exception shall become null and void.

BOARD OF ZONING APPEALS
SEDGWICK COUNTY, KANSAS

AGENDA ITEM NO. 2

SECRETARY'S REPORT

CASE NUMBER:	BZA 14-94
OWNER/APPLICANT:	Northwest Christian Church
AGENT:	Chris Dieker
REQUEST:	Exception to permit a preschool child care center.
CURRENT ZONING:	"AA" One-Family Dwelling District.
SITE SIZE:	10 Acres
LOCATION:	1/4 mile west of Maize Road on the north side of 21st Street North (10850 W. 21st Street North)



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 Northwest Christian Church currently has a church facility located on the side of 21st Street North, 1/4 mile west of Maize Road. They are requesting permission to operate a preschool/child care center within the church building. The preschool would be operated September thru May, five days per week for students 3-5 years of age. Four classes with a maximum of 12 students per class would be on the site at any given time. Classes would be conducted on a Monday, Wednesday, Friday or a Tuesday, Thursday schedule. A separate class will be conducted for students in the morning and afternoon for each day. Scheduled hours of the sessions will be 9:15 a.m. to 11:30 a.m., doors open at 9:00 a.m.; and 1:15 p.m. to 3:30 p.m., doors to open at 1:00 p.m.

The proposed classrooms to be used for the preschool activities have been inspected by the Health Department and Fire Department, and a list of necessary modifications have been provided to the applicant's agent. It was noted by the Health Department that no outdoor play space was available at the time of inspection and that if it was decided to incorporate outdoor play in the program the play space will need to be fenced. Also the space will need to be large enough to support half of the total number of children attending any given class. Required parking can be accommodated in the paved lot south of the building.

ADJACENT ZONING AND LAND USE:

NORTH:	"R-1" - Cranmer Grass Farm
SOUTH:	"AA" - Single Family Dwelling
EAST:	"R-1" & "BB" - Cranmer Grass Farm and Landscape Contractor Office
WEST:	"R-1" - Agricultural

RECOMMENDATION: Should the Board determine that a preschool/child care center is appropriate at this location, it is recommended that the exception be approved, subject to the following conditions:

1. The preschool/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.

2. 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.

3. 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.

4. On-site parking shall be provided for the preschool/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.