

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 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 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 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.

SECRETARY'S REPORT

CASE NO: BZA 19-93

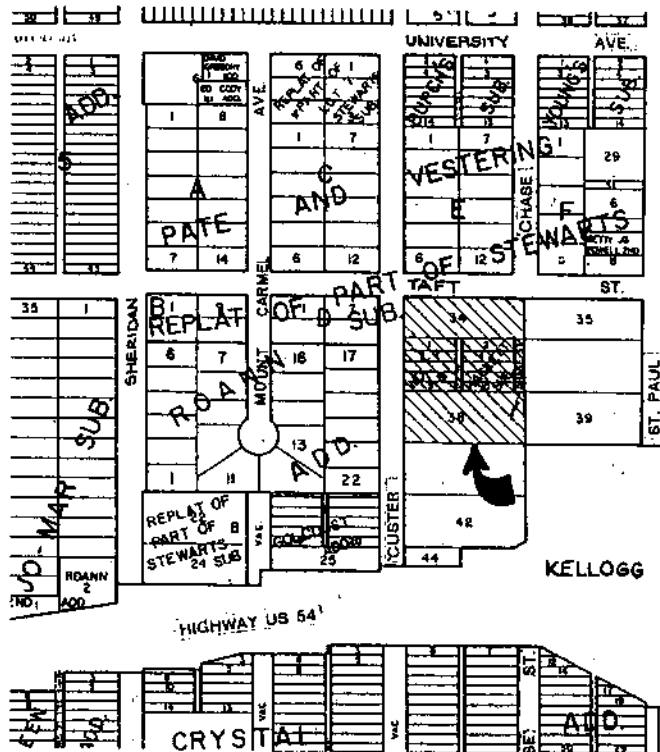
OWNER/APPLICANT/AGENT: Wichita Christian Center (owner/applicant)
Chris & Betty Kippenberger (agent)

REQUEST: Exception to permit a child day care center.

CURRENT ZONING: "AA" One-Family Dwelling District

SITE SIZE: 2.78 acres

LOCATION: S.E. corner Taft and Custer



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 Wichita Christian Center currently has church and school facilities (K-12th grade) located south of Taft between Custer and St. Paul. They are requesting permission to include a day care center within the west portion of the existing main building. The day care center would operate 6:30 a.m. to 6:00 p.m. Mondays through Fridays year-round. Initially, the number of children cared for would be no more than 45 with ages ranging from 2 1/2 through 5 years. Two of the existing rooms have been inspected by the Health Department and Central Inspection and a list of necessary modifications provided to the applicant.

A large playground exists in the northeast corner of this overall site for use by the school. A separate, much smaller, play area will be provided for the day care center just southwest of the building. The play area must be fenced and provide a minimum of 75 square feet of space per child. The 750-square-foot play area shown on the site plan would accommodate only ten children at one time. However, as is usually the case in child day care centers, not all the children have outdoor play time at the same time.

Required parking can be accommodated in the paved lot north of the building.

ADJACENT ZONING AND LAND USE:

NORTH	AA	One-Family Dwellings
SOUTH	AA	Add'l vacant land of Wichita Christian Center
EAST	AA	Add'l buildings and vacant land of Wichita Christian Center
WEST	AA & A	One- and Two-Family Dwellings

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

1. The 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



METROPOLITAN AREA PLANNING
DEPARTMENT

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

August 25, 1993

Galen Dreier
Wichita Christian Center, Inc.
2901 W. Taft
Wichita, KS 67213

Re: BZA 19-93 - Exception to permit a child day care center on property located on the S.E. corner of Taft and Custer (2901 W. Taft).

Dear Mr. Dreier:

Enclosed is a signed copy of the above-referenced BZA resolution adopted by the Board of Zoning Appeals on August 24, 1993. 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,

Louise Olivarez, Secretary
Board of Zoning Appeals

LO/prf

cc: Randy Sparkman, OCI

Paul Hays, OCI

Ray Sledge, OCI

Pat Burnett, Deputy City Clerk

Chris & Betty Kippenberger, 624 Partridge Lane, Derby, KS 67037

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

Lots 34 and 38 of Stewart's Subdivision, and all of Wolff & Hackett's Subdivision of Lot 36 in Stewart's Subdivision, including vacated Chase St. and vacated alley, all in Wichita, Sedgwick County, Kansas. Generally located on the Southeast corner of Taft and Custer.

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 August 24, 1993, 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 child day 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 child day care center on property zoned the "AA" One-Family Dwelling District and legally described as follows:

Lots 34 and 38 of Stewart's Subdivision, and all of Wolff & Hackett's Subdivision of Lot 36 in Stewart's Subdivision, including vacated Chase St. and vacated alley, all in Wichita, Sedgwick County, Kansas. Generally located on the Southeast corner of Taft and Custer.

subject to the following conditions:

1. The 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 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 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 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.

ADOPTED AT WICHITA, KANSAS, this 24th day of August, 1993.

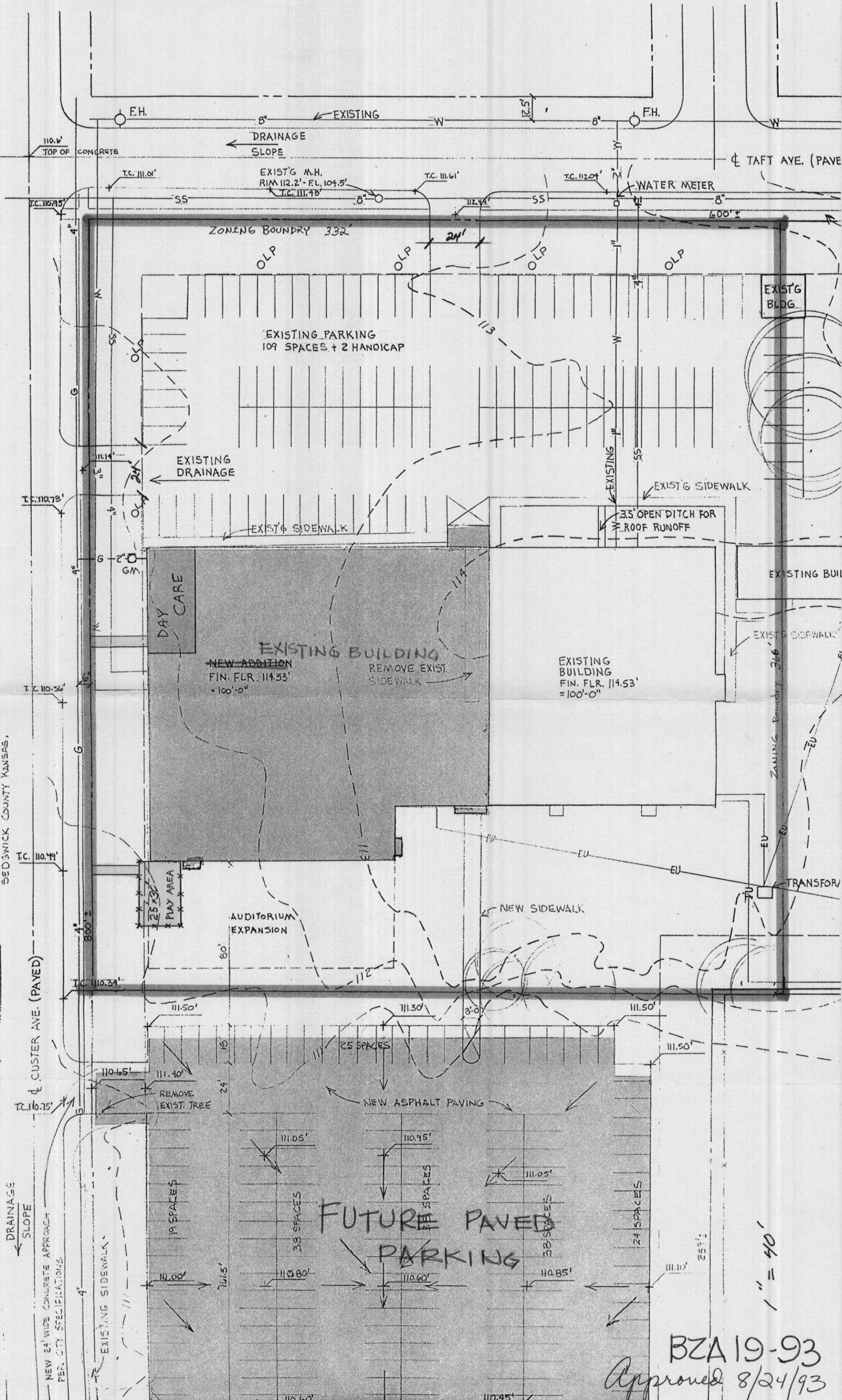

Keith Alter, Vice-President

ATTEST:


Louise Olivarez, Secretary

SITE:

LEGAL DESCRIPTION: LOTS 34, 35, 37, 38, 39, 40, 42, 44 OF PATE & VESTERING REPLAT OF STEWARTS SUBDIVISION AND LOTS 1 THRU 10 OF WOLFF & HACKETTS SUBDIVISION OF LOT 56 OF PATE & VESTERING REPLAT OF STEWARTS SUBDIVISION OF WICHITA, SEDGWICK COUNTY KANSAS.



BZA 19-93
Approved 8/24/93