



FILE COPY

**Wichita-Sedgwick County Metropolitan Area Planning Department**

April 28, 2000

YMCA  
Young Women's Christian Association  
% Susan Farrell  
1111 N. St. Francis  
Wichita, KS 67214

**RE: CON2000-00003 – Conditional Use to Permit a Group Residence to provide Temporary Shelter for Victims of Domestic Violence on property currently zoned “B” Multi-Family Residential. Generally located at 11<sup>th</sup> and North St. Francis. (1111 N. St. Francis)**

Dear Ladies and Gentlemen:

At its regular meeting on April 13, 2000, the Metropolitan Area Planning Commission considered the above-captioned request. The action of the Commission was to APPROVE, the request subject to following conditions:

1. The applicant shall obtain all federal, state and local permits;
2. In addition to uses permitted in the “B” *Multi-Family District*, the site shall be limited to a group residence (maximum of 34 clients) use for victims of domestic violence; and
3. Any violation of the conditions approved, as a part of this request, shall render the *Conditional Use* null and void.

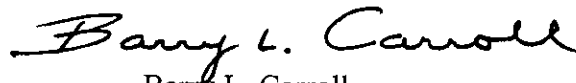
City Hall • 10th Floor • 455 North Main • Wichita, Kansas 67202-1688

T 316.268.4421 F 316.268.4390

[www.wichitagov.org](http://www.wichitagov.org)

This action was not accompanied by valid appeals or protest petitions, therefore the action of the Planning Commission is FINAL. Enclosed is a signed copy of the above-referenced Conditional Use Resolution CON2000-00003. If you have any questions concerning this case, please contact our office.

Sincerely,



Barry L. Carroll  
Associate Planner

BC/rs

cc: Alfred M. Tocker, M.D., 225 Penrose, Wichita, KS 67206  
Terri Dozal, Neighborhood Assistant- District VI, Mail Stop 1-135  
Joan B. Cole, City Council Member, District VI, Mail Stop 1-13  
Kurt Schroeder, Office of Central Inspection  
Randy Sparkman, Office of Central Inspection  
Paul Hays, Office of Central Inspection  
J.R. Cox, Office of Central Inspection

CONDITIONAL USE RESOLUTION NO. CON2000-0003

**WHEREAS**, YWCA (Applicant/Owner) – c/o Susan Farrell, pursuant to Section V-D of the Wichita-Sedgwick County Unified Zoning Code (herein referred to as Unified Zoning Code), requested a Conditional Use to Permit a Group Residence described as:

The North 15 feet of Lot 11 and all of Lots 13, 15, 17, 19, 21, 23, 25, 27, 29, 31 and 33, on Fourth Street, now St. Francis Ave., in Burleigh's Addition to Wichita, Kansas, Sedgwick County, Kansas. Generally located at 11<sup>th</sup> and North St. Francis (1111 N. St. Francis).

**WHEREAS**, proper notice as required by the Unified Zoning Code and by the policy of the Metropolitan Area Planning Commission (hereinafter referred to as MAPC) has been given; and

**WHEREAS**, the MAPC did, at the meeting of April 13, 2000, consider said application; and

**WHEREAS**, the MAPC has authority to permit a Conditional Use, subject to any special conditions deemed appropriate in order to assure full compliance with the criteria of the Unified Zoning Code.

**NOW, THEREFORE, BE IT RESOLVED** by the Metropolitan Area Planning Commission that this application be approved to permit a Conditional Use for a Group residence described as:

The North 15 feet of Lot 11 and all of Lots 13, 15, 17, 19, 21, 23, 25, 27, 29, 31 and 33, on Fourth Street, now St. Francis Ave., in Burleigh's Addition to Wichita, Kansas, Sedgwick County, Kansas. Generally located at 11<sup>th</sup> and North St. Francis (1111 N. St. Francis).

subject to the following conditions:

1. The applicant shall obtain all federal, state and local permits;
2. In addition to uses permitted in the "*B*" *Multi-Family District*, the site shall be limited to a group residence (maximum of 34 clients) use for victims of domestic violence; and
3. Any violation of the conditions approved, as a part of this request, shall render the *Conditional Use* null and void.

Adopted this 13th day of April, 2000. This resolution shall become effective on the fifteenth day after the date last noted above unless the matter is forwarded to the Governing Body for final action under the provisions of Section V-D.6. When any one or more of the exceptions listed in Section V-D.6 exist, this resolution with its conditions of approval shall be considered a recommendation of the MAPC to the Governing Body which shall then have final authority to approve, approve with conditions or modifications, or deny the Conditional Use application.

METROPOLITAN AREA PLANNING COMMISSION

  
\_\_\_\_\_  
Frank Garofalo, Chair

ATTEST:

  
\_\_\_\_\_  
Marvin S. Krout, Secretary

**STAFF REPORT**

DAB – March 27, 2000

MAPC – April 13, 2000

CASE NUMBER: CON-2000/00003

APPLICANT/AGENT: YWCA (Applicant/Owner – c/o Susan Farrell)

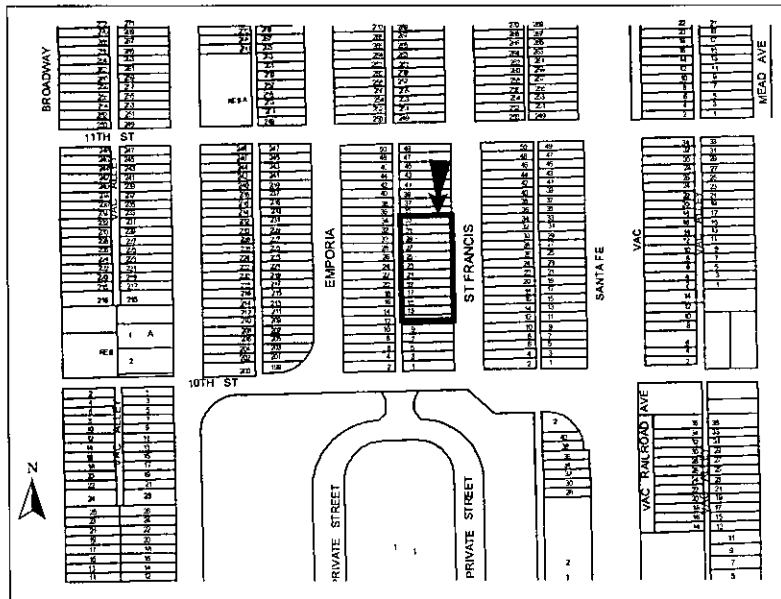
REQUEST: *Conditional Use to Permit a Group Residence*

CURRENT ZONING: *"B" Multi-Family Residential*

SITE SIZE: One acre

LOCATION: 11<sup>th</sup> and North St. Francis  
 (1111 N. St. Francis)

PROPOSED USES: Temporary Shelter for Homeless  
 Victims of Domestic Violence



**BACKGROUND:** The applicant is requesting a *Conditional Use* to permit a *group residence* on a platted one-acre tract of land. This property is zoned "*B*" *Multi-Family Residential* and developed within an office building which was formerly used for medical services. The applicant is requesting this *Conditional Use* to allow a group residence for homeless victims of domestic violence on the site. The adjoining properties are zoned "*B*" *Multi-Family Residential*. The application area is a rectangular shaped parcel and is located south of *11<sup>th</sup> Street* and on the westside of *North St. Francis*. Access to the site is from *St. Francis Street*. Fencing exists along the west and north property lines. There are 38 parking spaces shown on the applicant's site plan.

The property north of the application is residential (rental) and zoned "*B*" *Multi-Family*, the property south is a parking lot and zoned "*B*" *Multi-Family*; to the east are medical offices and zoned "*B*" *Multi-Family*; to the west is an alley/city park and zoned "*B*" *Multi-Family*. According to the applicant, this program has been in operation since 1976 at various locations throughout the City. Law enforcement staff and/or local agencies refer clients. The program is funded by a variety of funding sources. There is a maximum of 34 clients (including children) that can be served and for no longer than 45-days. Currently clients are being housed on the second floor of an older house that poses safety risks for residents and staff. If approved, the clients will move to this newer, one-story, facility. To summarize, this proposed use would provide a safer, more secure, facility for adults and children who have limited housing options.

**CASE HISTORY:** This program has been in operation since 1976. The current site was platted as the *Burleigh's 1<sup>st</sup> Addition* in 1886.

**ADJACENT ZONING AND LAND USE:**

NORTH:	<i>"B" Multi-Family Residential</i>	Single-Family Residence
EAST:	<i>"B" Multi-Family Residential</i>	Medical Offices
SOUTH:	<i>"B" Multi-Family Residential</i>	Parking Lot
WEST:	<i>"B" Multi-Family Residential</i>	Alley & City Park

**PUBLIC SERVICES:** *North St. Francis 11<sup>th</sup>* is a two-lane residential streets with estimated traffic volumes of 1,188 trips per day. Water/sewer and other municipal services are provided to the site.

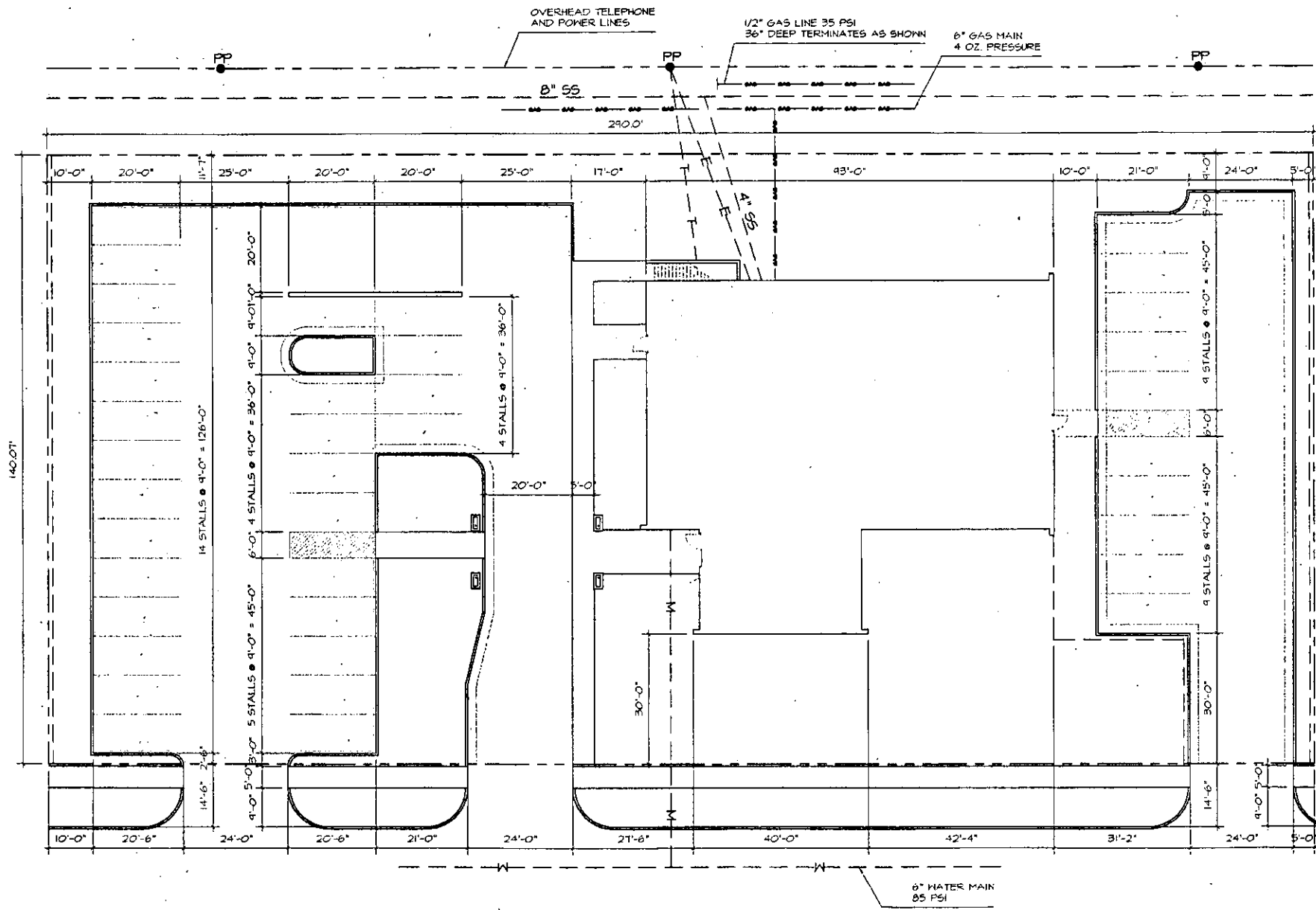
**CONFORMANCE TO PLANS/POLICIES:** The *Land Use Guide* of the *Comprehensive Plan* identifies this property as "medium density residential." *The plan contains strategies concerning "public safety services which states that the City is to coordinate and consolidate the planning, design and implementation of new/existing facilities to maximize cost efficiency and public safety."*

**RECOMMENDATION:** The property will be developed in general conformance with the site plan approved by the MAPC. Based on the information available prior to the public hearing, MAPD staff recommends the application be APPROVED, subject to the following conditions:

1. The applicant shall obtain all federal, state and local permits;
2. In addition to uses permitted in the "*B*" *Multi-Family District*, the site shall be limited to a group residence (maximum of 34 clients) use for homeless victims of domestic violence; and
3. Any violation of the conditions approved, as a part of this request, shall render the *Conditional Use* null and void.

This recommendation is based on the following findings:

1. The zoning, uses and character of the neighborhood: Most of the area is zoned "*B*" *Multi-Family Residential* and the adjacent neighborhood to the north is also zoned "*B*" *Multi-Family Residential*. The character of the neighborhood is one of mixed residential and medical office/hospital uses. The *St. Francis Regional Medical Center* is located just south of the site.
2. The suitability of the subject property for the uses to which it has been restricted: The purpose of the "*B*" *Multi-Family Residential* is to accommodate high density residential and other complementary land uses. The site was formerly operated as a medical office. This site is currently used as a YMCA office that is a permitted use. The addition of the requested use would be a complimentary addition to the YWCA services provided. The proposed use would be similar to apartment living that is also permitted in this zoning district.
3. Extent to which removal of the restrictions will detrimentally affect nearby property. The adjacent properties to the north, south, east and west are zoned "*B*" *Multi-Family Residential*. A variety of uses are already permitted on the properties zoned "*B*" *Multi-Family Residential*. Minimal detrimental effects are anticipated from the proposed *Conditional Use* recommended for this request. The conditions placed on the request mitigate the prospect of a detrimental impact on adjacent properties.
4. Conformance of the requested change to the adopted or recognized *Comprehensive Plan and Policies*: The plan contains strategies concerning "public safety services" which states that the City is to "coordinate and consolidate the planning, design and implementation of new/existing facilities to maximize cost efficiency and public safety."
5. Impact of the proposed development on community facilities: With approval of this project, the projected impact on community facilities is minimal.



THIS PROJECT DOES NOT ALTER ANY EXTERIOR UTILITIES, DIMENSIONS, OR EXISTING CONDITIONS.

**APPROVAL**

*Randy L. Carroll*  
7/27/00



**SITE PLAN**

1/16" = 1'-0"  
CON 2000-00003  
MAPC April 13