

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

1. The child care center and preschool 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 be as regulated by the Health Department, but shall not exceed a total of 150, unless a new application is submitted to the Board for review and approval.
3. Parking for the day care center and preschool shall be as specified in DP-147, the Beacon Hill Community Unit Plan.
4. Signs for the day care and preschool shall be limited to those permitted in the "AA" District as specified in Section 24.04.190 of the City Code.
5. The proposed child care center and preschool 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
WICHITA, KANSAS

AGENDA ITEM NO. 2

October 22, 1991

SECRETARY'S REPORT

CASE NUMBER: BZA 26-91

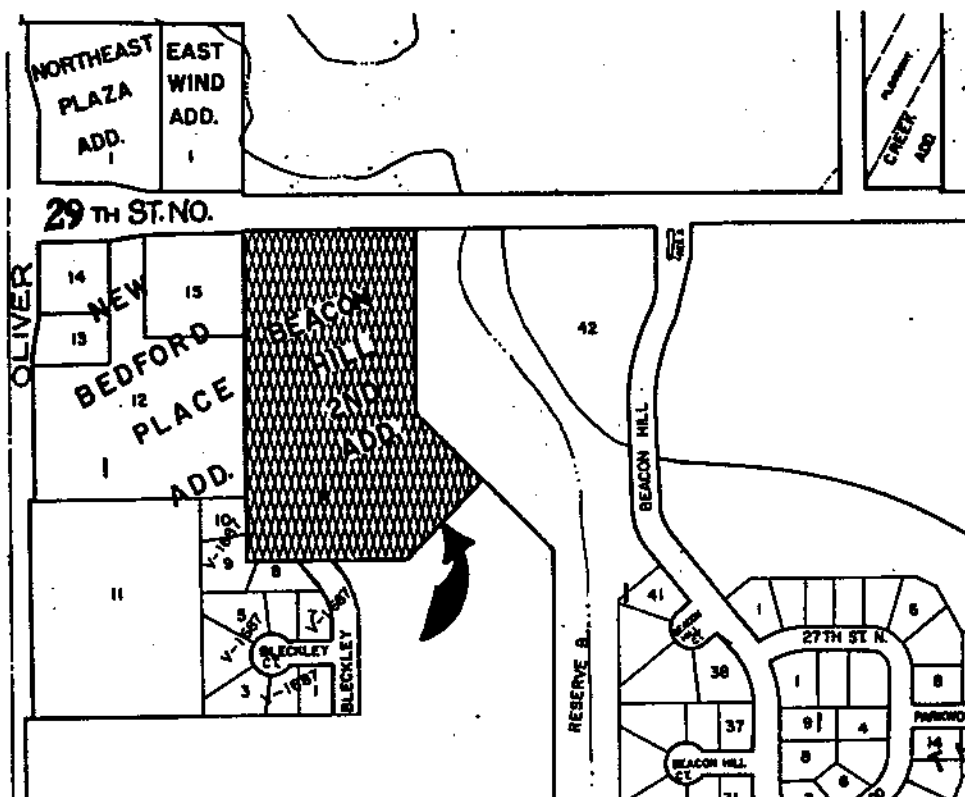
OWNER/APPLICANT/AGENT: New Life Fellowship (owner/applicant)
Sylvester Thompson (agent)

REQUEST: Exception to permit a child care center and preschool.

CURRENT ZONING: "AA" One-Family Dwelling District w/DP-147

SITE SIZE: 8.1 acres

LOCATION: South side of 29th Street North in an area east of Oliver (5015 E. 29th St. N.).



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 site included in this application area is one parcel in the 228-acre Beacon Hill Community Unit Plan which provides for low-density residential uses, as well as a number of church and church-related uses, such as a parochial school, a non-profit and non-commercial radio station, a family life center including numerous indoor and outdoor recreational activities, and a cemetery. New Life Fellowship (a/k/a Faith Metro Church) is constructing a new church facility on this parcel at 5015 E. 29th Street North. A child care center and preschool, to be known as Metro Child Care, are proposed as part of this facility. There will be capacity initially for 99 children as already determined by the Health Department, based on square footage in the building which will be devoted to day care and preschool uses. Future plans call for a kindergarten and private school, as well. Although only 99 children will be accommodated in the day-care and preschool at this time, the site is large and well buffered from any residential uses by a wide drainageway to the east, more church uses to the south, light commercial uses to the west, and an arterial street to the north, and therefore the Board may wish to consider allowing a greater maximum number of children. This would allow some expansion, should the owners wish to expand, without the need for a new hearing before the Board.

The child care hours will be 6:30 a.m. to 6:00 p.m. Monday through Friday, year round. The preschool hours will be 8:30-11:00 a.m. (session #1) and 1:00-3:30 p.m. (session #2) Mondays, Wednesdays and Fridays from September through May. Both child care and preschool must be licensed by the local Health Department and will provide the required number of staff members and outdoor play area as specified by the Health Department regulations. There are over 400 parking spaces being provided at this facility, so there will be no problem meeting the parking requirement as specified in the parking code, as well as in the community unit plan (DP-147), which regulates the development in this area. Signs for this entire facility, including the day care and preschool, shall be in accordance with the sign code as specified in Section 24.04.190, which includes directional signs, identification signs and one bulletin board sign (not exceeding 48 square feet).

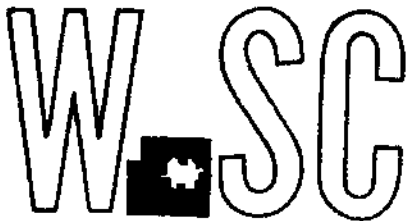
ADJACENT ZONING AND LAND USE:

NORTH	"AA"	Undeveloped
SOUTH	"AA"*	Undeveloped
EAST	"AA"*	Drainage lake
WEST	"LC"**	Undeveloped

*w/DP-147 Beacon Hill C.U.P. for residential uses (including church and church-related uses)

**w/DP-179 Beacon Hill Commercial C.U.P. for light commercial uses

WICHITA — SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1588
(316) 268-4581

October 24, 1991

New Life Fellowship
c/o Sylvester Thompson
5015 E. 29th St. N.
Wichita, KS 67220

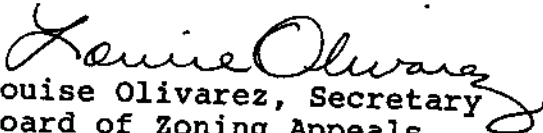
Re: BZA 26-91 - Exception to permit a child care center and preschool on property zoned "AA" One-Family Dwelling District, located on the south side of 29th St. N. in an area east of Oliver (5015 E. 29th St. N.).

Dear Mr. Thompson:

Enclosed is a signed copy of the above-referenced BZA resolution adopted by the Board of Zoning Appeals on October 22, 1991. 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, Secretary
Board of Zoning Appeals

LO:jcm
Enclosure

cc: Paul Hays, OCI
J.R. Cox, OCI
Ray Sledge, OCI
Pat Burnett, Deputy City Clerk

BZA RESOLUTION NO. 26-91

WHEREAS, New Life Fellowship, pursuant to Section 2.12.590.C, Code of the City of Wichita, requests an exception to permit a child care center and preschool on property zoned the "AA" One-Family Dwelling District (w/DP-147) and legally described as follows:

Lot 1, Block 1, Beacon Hill 2nd Addition, Wichita, Kansas.
Generally located on the south side of 29th Street North in
an area east of Oliver (5015 E. 29th 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 October 22, 1991, 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 care center and preschool on property zoned the "AA" One-Family Dwelling District (w/DP-147), subject to the conditions outlined in Section 28.04.185.2, Code of the City of Wichita.

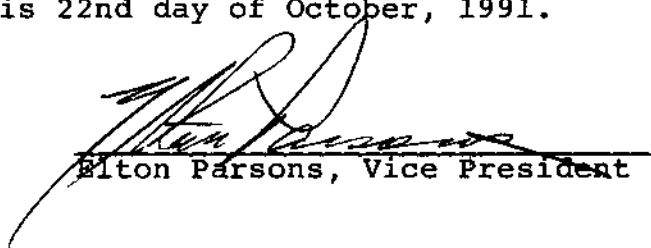
NOW, THEREFORE, BE IT RESOLVED by the Board of Zoning Appeals of the City of Wichita that this application be approved to permit a child care center and preschool on property zoned the "AA" One-Family Dwelling District (w/DP-147) and legally described as follows:

Lot 1, Block 1, Beacon Hill 2nd Addition, Wichita, Kansas.
Generally located on the south side of 29th Street North in
an area east of Oliver (5015 E. 29th Street North).

subject to the following conditions:

1. The child care center and preschool 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 be as regulated by the Health Department.
3. Parking for the day care center and preschool shall be as specified in DP-147, the Beacon Hill Community Unit Plan.
4. Signs for the day care and preschool shall be limited to those permitted in the "AA" District as specified in Section 24.04.190 of the City Code.
5. The proposed child care center and preschool 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 22nd day of October, 1991.


Elton Parsons, Vice President

ATTEST:


Louise Olivarez, Secretary