



Wichita-Sedgwick County Metropolitan Area Planning Department

January 3, 2022

Seth Freeman
2219 W Rio Vista St
Wichita, KS 67204

RE: CON2021-00055: County Conditional Use for child care center within church building, generally located on the South side of West Maple Street and within one half mile of South 167th Street West (321 South 162nd St West).

Dear Applicant;

At its regular meeting on **December 16, 2021**, the Wichita - Sedgwick County Metropolitan Area Planning Commission considered the above captioned request. The action of the MAPC was to recommend **APPROVAL** the request subject to the enclosed conditions.

No protests were filed against this case. Therefore, the Planning Commission's decision is final.

If you have any questions concerning this application, please contact our office at 268 4421.

Sincerely,

Philip Zevenbergen, AICP
Senior Planner

Copies to: MABCD
David Dennis, BoCC District 3
Corinthian Kelly, PIO BoCC District 3
The Alter Church of Wichita, Inc., 13303 W Maple St, ste 139, Box 176, Wichita, KS 67235

Planning Commission Recommended Conditions of Approval

1. All requirements of Article III, Section III.D.6.i of the Unified Zoning Code shall be met.
2. The site shall be developed and operated in compliance with all federal, state, and local rules and regulations.
3. If the Zoning Administrator finds that there is a violation of any of the conditions of the Conditional Use, the Zoning Administrator, in addition to enforcing the other remedies set forth in Article VIII of the Unified Zoning Code, may, with the concurrence of the Planning Director, declare that the Conditional Use is null and void.

CONDITIONAL USE RESOLUTION NO. CON2021-00055

WHEREAS, Alter Church of Wichita, Inc., Owner, pursuant to Section V-D of the Wichita-Sedgwick County Unified Zoning Code (herein referred to as Unified Zoning Code), request a Conditional Use to allow Day Care, General on property zoned SF-20 Single-Family Residential located at 321 South 162nd Street West, legally described as:

Lot 1, Block A, Heartland Church Addition, Sedgwick County, Kansas.

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 December 16, 2021, 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 allow a Conditional Use for Day Care, General on property zoned SF-20 Single-Family Residential located at 321 South 162nd Street West, legally described as:

Lot 1, Block A, Heartland Church Addition, Sedgwick County, Kansas.

Approved subject to the following conditions:

1. All requirements of Article III, Section III.D.6.i of the Unified Zoning Code shall be met.
2. The site shall be developed and operated in compliance with all federal, state, and local rules and regulations.
3. If the Zoning Administrator finds that there is a violation of any of the conditions of the Conditional Use, the Zoning Administrator, in addition to enforcing the other remedies set forth in Article VIII of the Unified Zoning Code, may, with the concurrence of the Planning Director, declare that the Conditional Use is null and void.

Adopted this 6th Day of January 2022.

METROPOLITAN AREA PLANNING COMMISSION

ATTEST:



William M. Johnson, Chairman



Scott Wadle, Secretary

Affidavit of Legal Publication

STATE OF KANSAS)

ss.

County of Sedgwick)

Emily Gillihan, being first duly sworn, deposes and says:
That he/she is Legal Manager of

The Derby Informer

a weekly newspaper printed in the State of Kansas, and published in and of general circulation in Sedgwick County, Kansas, with a general paid circulation on a weekly basis in Sedgwick County, Kansas, and that said newspaper is not a trade, religious or fraternal publication.

Said newspaper is a weekly published on Wednesdays, and has been so published continuously and uninterrupted in said county and state for a period of more than one year prior to the first publication of said notice, and has been admitted at the post office of Derby, Kansas, in said county as second class matter.

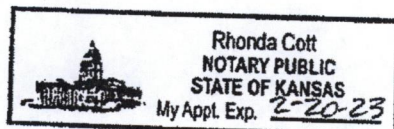
That the attached notice is a true copy thereof and was published in the regular and entire issue of said newspaper for 1 week the first publication thereof being made as aforesaid on the 24th day of November 2021, with subsequent publications being made on the following dates:

N/A

Emily Gillihan
Legal Manager

Subscribed and sworn to before me this
24th day of November, 2021.

Rhonda Cott
Notary Public



Official Hearing Notice - MAPC Dec. 16, 2021

Printer's Fee: \$50.40

Additional copies: \$ _____

Legal Publication
OCA 150004

Published in The Derby Informer on November 24, 2021

MAPC December 16, 2021 OFFICIAL HEARING NOTICE

NOTICE IS HEREBY GIVEN that on Thursday, December 2, 2021 no earlier than 1:30 p.m., the WichitaSedgwick County Metropolitan Area Planning Commission (Planning Commission) will consider the following applications. The meeting will be held virtually, public participation is available in multiple ways, those without technology options can participate by going to Wichita City Hall Building - 1st Floor Council Chambers - 455 N. Main Street, Wichita, Kansas 67202 (specified at the bottom of this notice). If you have any questions regarding the meeting or items on this notice, please call the WichitaSedgwick County Metropolitan Area Planning Department at (316) 268-4421.

CON2021-00055: County Conditional Use for child care center within church building; Generally located on the South side of West Maple Street and within one half mile of South 16th Street West (321 South 162nd St West).

CON2021-00056: County Conditional Use allow an expanded operation of Midwest Dog Center to allow an increase in the number of dogs and increase the number of dogs allowed to be trained outdoors until June 30, 2023; Generally located 1/2 mile west of N 215th Street W on N 28th Street N (22215 W 29th N).

CON2021-00058: County Conditional Use to allow accessory apartments and a neighborhood swimming pool associated with ZON2021-00056; generally located one-half mile north of N 28th Street on the west side of N 127th St East.

ZON2021-00055: County Zone Change from SF-20 to MF-18 to develop duplexes; Generally located on the east side of 135th Street West and within one quarter mile north of West 13th Street North (1522 North 135th Street West).

ZON2021-00056: County zone change from RR Rural Residential to SF-20 Single-Family Residential with a Conditional Use (CON2021-00058) to allow accessory apartments and a neighborhood swimming pool; generally located one-half mile north of N 29th Street on the west side of N 127th St East.

Complete legal descriptions are available for public inspection at the Metropolitan Area Planning Department, 271 W. Third St., 2nd Floor. As provided in Section V of the WichitaSedgwick County Unified Zoning Code, the same will then and there be discussed and considered by the said MAPC, and all persons interested in said matters will be heard at this time concerning their views and wishes in the premises, and any protest against any of the provisions of the proposed changes to the zoning regulations will be considered by the MAPC as by law provided.

PLEASE NOTE THIS MEETING IS CONSIDERED AN EMERGENCY MEETING OF THE WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION DUE TO COVID-19, WHICH WILL IMPOSE SPECIAL PROCEDURES TO PARTICIPATE IN THE PUBLIC HEARING. THESE ARE AS FOLLOWS:

The meeting will be conducted "virtually" using Go-To-Meeting. You have multiple options to participate: 1) submit comments ahead of time, 2)

participate remotely, or 3) attend in-person at the Wichita City Hall Building (see below).

Submit Comments Ahead of Time

You can submit comments regarding items on the Planning Commission agenda to the WichitaSedgwick County Metropolitan Area Planning Department (Planning Department). Comments must be received by the Planning Department no later than 4pm 3 days prior to the meeting. Please be sure to provide ample time for delivery. The comments can be submitted in the following formats: email, letter, video, and audio message (mp3, etc.). The comment should indicate which item they pertain to and be less than three (3) minutes in duration. The comments should be submitted to Planning Department staff using the contact information below. The comments received ahead of the submission deadline will be shared with the MAPC, prior to or during the meeting.

Email	Planning@wichita.gov
Mailing Address	WichitaSedgwick County Metropolitan Area Planning Department Attn: Scott Wadle 271 W. 3rd Street - Suite 201 Wichita, KS 67202
Phone	316.268.4421
Fax	316.658.7764

Participate Remotely

Please join my meeting from your computer, tablet or smartphone.

<https://global.gotomeeting.com/join/651544141>

You can also dial in using your phone.

United States: +1 (571) 317-3112

Access Code: 651-544-141

Join from a video-conferencing room or system.

Dial in or type: 67.217.95.2 or meetlink.gotomeeting.com

Meeting ID: 651-544-141

Or dial directly: 651544141@67.217.95.2 or 67.217.95.2#651544141

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Attend In-Person

You may also participate in the hearing in-person at the Wichita City Hall Council Chambers (455 N. Main Street, Wichita, KS 67202). Please note that security screening is required for public access to the building, self-paid parking is available nearby, and COVID-19 protocols are in place. For more information please visit www.wichita.gov/historyhall. The in-person option is primarily intended for those without other technology options, and who have not previously submitted recorded audio or video comments. If you have any written or visual materials you wish to present, please contact Planning Department Graphics staff (316-268-4464) by 5pm, 3 days prior to the meeting.

WITNESS MY HAND on November 24, 2021

Scott Wadle, Secretary
WichitaSedgwick County
Metropolitan Area Planning Commission

1359 N. Caddy Ln. Wichita, KS 67212 T 316.214.5327