



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

Khanh Kim Nguyen
4640 East 15th Street North
Wichita, KS 67208

February 10, 2025

RE: CON2024-00242 – Conditional Use to allow Daycare, General on property zoned SF-5 Single-Family Residential District to allow up to 100 children on site, generally located on the north side of East 15th Street North, between North Pershing Avenue and North Oliver Avenue (4640 East 15th Street North).

Dear applicant,

At its regular meeting on **January 14, 2025**, the Wichita City Council heard the above captioned request. The action of the WCC was to **APPROVE** the request, 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 in conformance with the approved site plan.
3. The site shall be developed and operated in compliance with all federal, state, and local rules and regulations.
4. 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.

If you have any questions concerning this application, please contact our office at 316-268-4421.

Sincerely,

A handwritten signature in cursive script that reads 'Christina Rieth'.

Christina Rieth
Current Plans
Associate Planner

CC: Brandon Johnson, Council Member District I
Cameron Jackson, CSR, District I
MABCD
Benita Lorraine, *via email*



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

Khanh Kim Nguyen
4640 East 15th Street North
Wichita, KS 67208

December 13, 2024

RE: CON2024-00242 – Conditional Use to allow Daycare, General on property zoned SF-5 Single-Family Residential District to allow up to 100 children on site, generally located on the north side of East 15th Street North, between North Pershing Avenue and North Oliver Avenue (4640 East 15th Street North).

Dear applicant,

At its regular meeting on **December 12, 2024**, the Wichita-Sedgwick County Metropolitan Area Planning Commission considered the above captioned request. The action of the MAPC was to recommend **APPROVAL** of the request, 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 in conformance with the approved site plan.
3. The site shall be developed and operated in compliance with all federal, state, and local rules and regulations.
4. 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.

Property owners opposed to the application may file with the City Clerk a signed, written protest of the MAPC's recommendation. (Unsigned e-mails are not considered to be legal protests.) To be effective, the protest must be filed by 5:00 p.m. on **December 26, 2024**. In order to be considered a "valid" petition, the signatures must reflect the correct and entire ownership of the property, the property must be at least partially located within 200 feet of the property for which the application was filed, and must be submitted to the City Clerk by **December 26, 2024**, at 5:00 p.m.

Because the District Advisory Board and the MAPC recommended different conditions of approval, this application will be considered by the Wichita City Council on **Tuesday, January 14, 2025**, for final action. Meetings take place at 455 North Main Street, Wichita, KS 67202, beginning at 9:00 a.m.

This is a reminder that the zoning notification signs should now be removed from the property. If you have any questions concerning this application, please contact our office at 316-268-4421.

Sincerely,



Christina Rieth
Current Plans
Associate Planner

CC: Brandon Johnson, Council Member District I
Cameron Jackson, CSR, District I
MABCD
Benita Lorraine, *via email*

BE IT ORDAINED BY THE GOVERNING BODY
OF THE CITY OF WICHITA, KANSAS.

RESOLUTION NO. 25-021

WHEREAS, Khanh Kim Nguyen, Owner, pursuant to Section V-D of the Wichita-Sedgwick County Unified Zoning Code (herein referred to as Unified Zoning Code), requests a Conditional Use to permit Daycare, General on property zoned SF-5 Single-Family Residential District, generally located on the north side of East 15th Street North, between North Pershing Avenue and North Oliver Avenue, legally described as:

The South Half of Reserve E, Ken-Mar Addition to Wichita, 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 12, 2024, consider said application; and

WHEREAS, the Wichita City Council 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 Wichita City Council that this application be approved to allow a Conditional Use to permit Daycare, General on property zoned SF-5 Single-Family Residential District, generally located on the north side of East 15th Street North, between North Pershing Avenue and North Oliver Avenue, legally described as:

The South Half of Reserve E, Ken-Mar Addition to Wichita, Sedgwick County, Kansas.

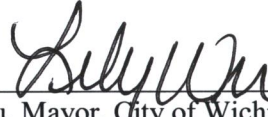
Approved subject to the following conditions:

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 in conformance with the approved site plan.
3. The site shall be developed and operated in compliance with all federal, state, and local rules and regulations.
4. 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.

This Resolution shall take effect and be in force from and after its adoption by the Wichita City Council.

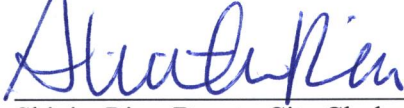
[Remainder of page intentionally left blank.]

Adopted on 14th day of January, 2025.



Lily Wu, Mayor, City of Wichita

ATTEST:



Shinita Rice, Deputy City Clerk



(SEAL)

Approved as to form:



Jennifer Magaña, City Attorney and Director of Law



AFFIDAVIT OF PUBLICATION

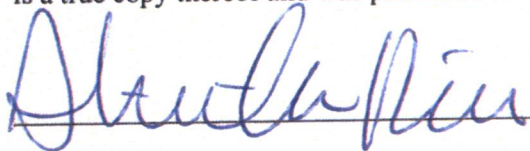
State of Kansas, Sedgwick County, ss:

Shinita Rice, Deputy City Clerk

Being first duly sworn, deposes and says:

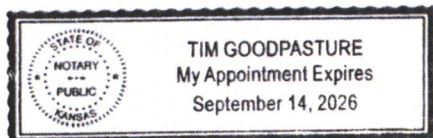
That I, Shinita Rice, Deputy City Clerk of the City of Wichita, Kansas has published the attached notice on the City of Wichita website, www.wichita.gov/LegalNotices, which website is designated as the official City News Outlet Publication Site for the City of Wichita, Kansas by Charter Ordinance No. 240 effective September 4, 2024.

That the attached Notice of Public Hearing / Ordinance No. _____ / Resolution No. 25-021 is a true copy thereof and was published on such website beginning on the 17th day of January, 2025.



Signature

SUBSCRIBED AND SWORN to before me this 17 day of JANUARY, 2025.



(seal)



Notary Public

City Clerk's Office

City Hall • 13th Floor • 455 N. Main • Wichita, Kansas 67202

316.268.4529

www.wichita.gov



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Account #	Order Number	Identification	Order PO	Amount	Cols	Depth
32522	628425	Print Legal Ad-IPL02129260 - IPL0212926	Ord. 25-021	\$63.60	2	52L

Attention: LaTosha Alvarez
 CITY OF WICHITA/CLERKS OFFICE
 455 N MAIN ST FL 13
 WICHITA, KS 67202

srice@wichita.gov

**OCA 150004 PUBLISHED AT WICHITA.GOV/LEGALNOTICES ON
 JANUARY 17, 2024
 BE IT ORDAINED BY THE GOVERNING BODY
 OF THE CITY OF WICHITA, KANSAS.
 RESOLUTION NO. 25-021**

WHEREAS, Khanh Kim Nguyen, Owner, pursuant to Section V-D of the Wichita-Sedgwick County Unified Zoning Code (herein referred to as Unified Zoning Code), requests a Conditional Use to permit Daycare, General on property zoned SF-5 Single-Family Residential District, generally located on the north side of East 15th Street North, between North Pershing Avenue and North Oliver Avenue, legally described as:

The South Half of Reserve E, Ken-Mar Addition to
 Wichita, 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 2, 2024, consider said application; and

WHEREAS, the Wichita City Council 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 Wichita City Council that this application be approved to allow a Conditional Use to permit Daycare, General on property zoned SF-5 Single-Family Residential District, generally located on the north side of East 15th Street North, between North Pershing Avenue and North Oliver Avenue, legally described as:

The South Half of Reserve E, Ken-Mar Addition to
 Wichita, Sedgwick County, Kansas.

Approved subject to the following conditions:

- All requirements of Article III, Section III.D.6.i of the Unified Zoning Code shall be met.
- The site shall be developed in conformance with the approved site plan.
- The site shall be developed and operated in compliance with all federal, state, and local rules and regulations.
- 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.

This Resolution shall take effect and be in force from and after its adoption by the Wichita City Council.

Adopted on 14th day of January, 2025.

Lily Wu, Mayor, City of Wichita

ATTEST:

Shinita Rice, Deputy City Clerk
 (SEAL)

Approved as to form:

Jennifer Magana, City Attorney and Director of Law

IPL0212926
 Jan 17 2025

In The STATE OF KANSAS
 In and for the County of Sedgwick

1 insertion(s) published on:

01/17/25

STATE OF KANSAS)

SS

County of Sedgwick)

Mary Castro, of lawful age, being first duly sworn, depose and saith: That he is Record Clerk of The Wichita Eagle, a daily newspaper published in the City of Wichita, County of Sedgwick, State of Kansas, and having a general paid circulation on a daily basis in said County, which said newspaper has been continuously and uninterruptedly published in said County for more than one year prior to the first publication of the notice hereinafter mentioned, and which said newspaper has been entered as second class mail matter at the United States Post Office in Wichita, Kansas, and which said newspaper is not a trade, religious or fraternal publication and that a notice of a true copy is hereto attached was published in the regular and entire Morning issue of said The Wichita Eagle from 01/17/2025 to 01/17/2025.

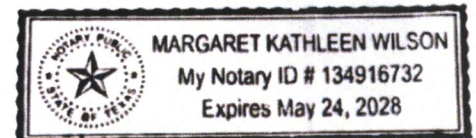
Mary Castro

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

DATED: 01/17/2025

Margaret K. Wilson

Notary Public in and for the state of Texas, residing in
 Dallas County



Extra charge for lost or duplicate affidavits.
 Legal document please do not destroy!



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AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Amount	Cols	Depth
16399	612665	Print Legal Ad-IPL02045660 - IPL0204566	OFFICIAL HEARING NOTI	\$126.18	2	75 L

Attention: Mandy Hebert
 CITY OF WICHITA/PLANNING DEPT
 271 WEST THIRD ST., 2ND FL, SU 203
 WICHITA, KS 67202

MHEBERT@wichita.gov

OCA 150004
 Published in The Wichita Eagle on November 20, 2024
 (One Time Only)
 MAPC/BZA December 12, 2024
 OFFICIAL HEARING NOTICE

NOTICE IS HEREBY GIVEN that on Thursday, December 12, 2024, no earlier than 1:30 p.m., the Wichita-Sedgwick County Metropolitan Area Planning Commission/Board Zoning Appeals will consider the following applications. The meeting will be held in person at the Ronald Reagan Building, 271 West Third Street, 2nd Floor, Wichita, KS 67202. Public participation is encouraged (see instructions below). Virtual participation is not available. If you have any questions regarding the meeting or items on this notice, please call the Wichita-Sedgwick County Metropolitan Area Planning Department at (316) 268-4421. Full notice can be found at www.wichita.gov/LegalNotices.

BZA2024-00075: Variance request in the City to reduce minimum building separation from three feet to one foot for raised beam hot tub on property zoned SF-5 Single-Family Residential, located one-third mile east of West Webb Road and one-half mile north of East 21st Street North (9023 E Woodspring Street).

BZA2024-00077: Variance request in the City to allow a temporary 2,120-square-foot wall graphic on the east elevation of a property zoned CBD Central Business District, generally located on the northeast corner of South Main Street and East English Street (100 East English).

CON2024-00242: Conditional Use to allow Daycare, General on property zoned SF-5 Single-Family Residential District to allow up to 100 children on site, generally located on the north side of East 15th Street North, between North Pershing Avenue and North Oliver Avenue (4640 East 15th Street North).

CUP2024-00030: CUP Amendment to CUP DP-45 to allow Entertainment Establishment in the City for events with entertainment and alcohol associated with a fitness club on Parcel 3B, generally located on the northwest corner of East Central Avenue and North Woodlawn Boulevard (6100 East Central Avenue).

CUP2024-00040: CUP Amendment in the City to CUP DP-194 to allow Entertainment Establishment on Parcel 2B for karaoke, generally located on the east side of North Penstemon Street, within 450 feet north of East 29th Street North (3030 North Penstemon).

CUP2024-00041: CUP Amendment Request in the City to CUP DP-278 to allow Entertainment Establishment in Parcel A, adjust parking requirements, maximum building coverage, and remove architectural controls for Parcels A and C, generally located on the southwest corner of West 29th Street North and North Maize Road.

PUD2024-00024: Zone change request in the City from GC General Commercial to Planned Unit Development #135 to create the Empower PUD for an Entertainment Establishment, generally located on the southwest corner of West 21st Street North and North Market Street (2157 North Market Street).

PUD2024-00025: Zone change request in the City from SF-5 Single-Family Residential to Planned Unit Development to create the Northeast Substation PUD #136 to expand existing electric substation, generally located on the east side of North Woodlawn Boulevard, within one-half mile south of East 21st Street North.

VAC2024-00051: Vacation request in the City to vacate the north 40 feet building setback along Wilshire Terrace on property zoned SF-5 Single-Family, located approximately 187 feet southeast of the intersection of South Bedford Terrace and East Wilshire Terrace (1046 South Bedford Terrace).

VAC2024-00052: Vacation request in the City to vacate platted access control on property zoned PUD Planned Unit Development #52, generally located on the south side of West MacArthur Boulevard, within 675 feet west of South Meridian Avenue (2611 West MacArthur).

VAC2024-00053: Vacation request in the City to vacate the south 20 feet of a platted utility easement on property zoned PUD Planned Unit Development #122, generally located east of North Hillside Avenue and north of Kansas Highway 254.

ZON2024-00052: Zone Change request in the City from SF-5 Single-Family Residential and TF-3 Two-Family Residential to MF-18 Multi-Family Residential, generally located on the west side of North Doris Street and within 120 feet north of West 2nd Street North (317 & 321 North Doris Street).

ZON2024-00054: Zone Change request in the City from SF-5 Single-Family Residential to MF-18 Multi-Family Residential, located on the northeast corner of North Hoover Street and West Robinson Street.

ZON2024-00055: Zone Change in the city from B Multi-Family to LI Limited Industrial, generally located on the west side of Santa Fe Avenue and within 250 feet south of East 13th Street North (1331 North Santa Fe Avenue).

ZON2024-00056: Zone change request in the City from NR Neighborhood Retail District with Protective Overlay #375 to LC Limited Commercial District, generally located on the east side of North Hillside Avenue, within 700 feet south of East Central Avenue.

IPL0204566
 Nov 20 2024

In The STATE OF KANSAS
 In and for the County of Sedgwick

1 insertion(s) published on:
 11/20/24

STATE OF KANSAS)

SS

County of Sedgwick)

Mary Castro, of lawful age, being first duly sworn, deposeth and saith: That he is Record Clerk of The Wichita Eagle, a daily newspaper published in the City of Wichita, County of Sedgwick, State of Kansas, and having a general paid circulation on a daily basis in said County, which said newspaper has been continuously and uninterruptedly published in said County for more than one year prior to the first publication of the notice hereinafter mentioned, and which said newspaper has been entered as second class mail matter at the United States Post Office in Wichita, Kansas, and which said newspaper is not a trade, religious or fraternal publication and that a notice of a true copy is hereto attached was published in the regular and entire Morning issue of said The Wichita Eagle from 11/20/2024 to 11/20/2024.

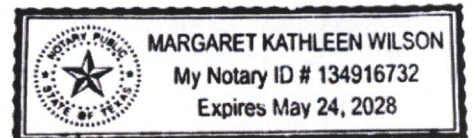
Mary Castro

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

DATED: 11/20/2024

Margaret K. Wilson

Notary Public in and for the state of Texas, residing in Dallas County



Extra charge for lost or duplicate affidavits.
 Legal document please do not destroy!



STAFF REPORT

MAPC: December 12, 2024
DAB I: December 2, 2024

CASE NUMBER: CON2024-00242 (City)

OWNER/APPLICANT: Khanh Kim Nguyen (Applicant)/Benita Lorraine (Agent)

REQUEST: Conditional Use for Day Care, General

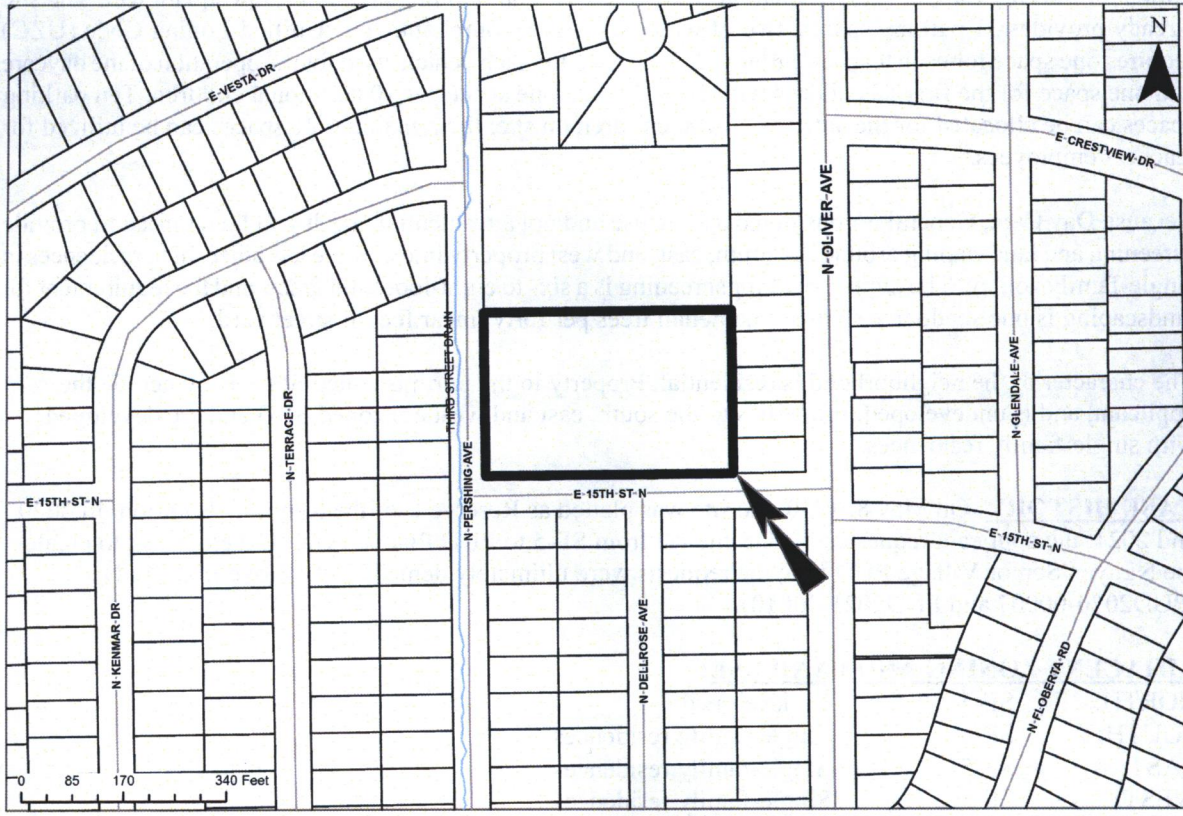
CURRENT ZONING: SF-5 Single-Family Residential District

SITE SIZE: 2.59 acres

LOCATION: Generally located on the northeast corner of East 15th Street North and North Pershing Avenue (4640 East 15th Street North).

PROPOSED USE: Day care.

RECOMMENDATION: Approve with conditions.



BACKGROUND: The applicant is requesting a Conditional Use to allow Day Care, General as a use on property zoned SF-5 Single-Family Residential District (SF-5). The property is generally located on the northeast corner of East 15th Street North and North Pershing Avenue (4640 East 15th Street North). The site is developed with a former school built in 1951 that is currently vacant.

The Unified Zoning Code defines Day Care as “an establishment that provides care, protection and supervision for individuals on a regular basis away from their primary residence for less than 24 hours per day.” Day Care, General as a Day Care center that provides care, protection and supervision for more than 12 individuals at any one time, including those under the supervision or custody of the day care provider and those under the supervision or custody of employees, or a Day Care center for 12 or fewer individuals at any one time that is not operated as a Home Occupation. Daycares are subject to Section III-D.6.i, Supplementary Use Regulations of the UZC, which state the following conditions:

1. Compliance with state regulations: Day Care Centers shall comply with all applicable state regulations.
2. Compliance with Home Occupation standards: When located in the residence of the care provider, in a residential zoning District, Day Care Centers shall comply with the general Home Occupation standards of Sec. IV-E.3 of the UZC.
3. Outdoor play in residential areas: Outdoor play shall be limited to the hours of 7:30 a.m. to 6:30 p.m. if located within 100 feet of a Lot containing a Dwelling Unit.
4. Parking and loading: Provisions of Parking Spaces in Sec. IV-A.4 may be provided by shared Parking when the Day Care is located within an existing Church or Place of Worship, however, the Day Care shall provide convenient off-street loading facilities as required in Sec. IV-A.14.

According to the site plan provided by the applicant, the portion of the building that the applicant intends to utilize for the Day Care is 12,030 square feet in size. The total building area is 19,938 square feet. The site already provides 31 parking spaces, two of which are ADA-compliant. The Unified Zoning Code (UZC) requires one space for each teacher/employee, one space for each vehicle used for the operation of the daycare and one space for the first 12 children with an additional one space per 10 additional children. Ten parking spaces can be allocated for the anticipated 100 children on site; the remaining 21 spaces can be utilized for teachers/employees.

Because Day Care, General is considered a civic use and not a residential use, it will be required to provide screening and landscaping around the south, east, and west property lines, where it is adjacent to residences in single-family zoning. The requirement for screening is a six- to eight-foot solid fence, and the requirement for landscaping is one shade tree or two ornamental trees per forty linear feet of street yard.

The character of the neighborhood is residential. Property to the north is zoned SF-5, is owned by the applicant, and is undeveloped. Properties to the south, east and west are zoned SF-5 and are developed with single-family residences.

CASE HISTORY: On May 8, 1950, the site was platted as Reserve E of the Ken Mar Addition. In 2020 and 2021, the applicant requested a zone change from SF-5 to PUD Planned Unit Development to create the Nguyen Senior Village PUD #76; the requests were ultimately denied by the Governing Body (PUD2020-00007 and PUD2021-00010).

ADJACENT ZONING AND LAND USE:

NORTH:	SF-5	Undeveloped
SOUTH:	SF-5	Single-family residences
EAST:	SF-5	Single-family residences
WEST:	SF-5	Single-family residences

PUBLIC SERVICES: The subject property is currently accessed by East 15th Street North, which is a two-way local street with a sidewalk on the north side. It is also bounded by North Pershing Avenue on the west side, which is a two-way local street with no sidewalks. This site is already served by municipal services, such as water and sewer. Wichita Transit stops less than one-half mile southwest of the subject site, on the southeast corner of East 13th Street North and North Crestway Avenue.

CONFORMANCE TO PLANS/POLICIES: The requested Conditional Use is in conformance with the *Community Investments Plan*. The *Plan's* Wichita Future Growth Concept Map identifies the site as appropriate for Commercial uses, which the *Plan* describes as areas that reflect the full diversity of commercial development intensities and types typically found in a large urban municipality. Convenience retail, restaurants, small offices, and personal service uses are located in close proximity to, and potentially mixed with, residential uses. While the *Plan's* Future Growth Concept Map does not address public or civic uses within the Commercial category, as Day Cares are defined in the Unified Zoning Code, the intensity of the proposed use is akin to a light commercial setting.

The requested Conditional Use is in conformance with the *Wichita: Places for People Plan*. The proposed Day Care at this site aligns with Strategy 3 of the *Plan*, which aims to “improve the economic feasibility of commercial / service uses and the markets necessary to support them”, as well as Strategy 6, “encourage infill and redevelopment that is contextual to the environment in which it is occurring.” The applicant intends to repurpose an educational building for the requested use. Granting the Conditional Use improves the site’s economic feasibility of the site by utilizing the existing building.

The requested Conditional Use is in conformance with the *Central Northeast Area Plan*. One of the Priorities identified in the *Plan* is to “Improve the Quality of Life for Area Children”. While the *Plan* does not directly address Day Cares, the goals orient around creating safe, vibrant spaces for children, which aligns with the goals of a Day Care.

RECOMMENDATION: Based on the information available prior to the public hearing, staff recommends the application be **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 in conformance with the approved site plan.
3. The site shall be developed and operated in compliance with all federal, state, and local rules and regulations.
4. 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.

The staff’s recommendation is based on the following findings:

1. **The zoning uses and character of the neighborhood:** The character of the neighborhood is residential. Property to the north is zoned SF-5, is owned by the applicant, and is undeveloped. Properties to the south, east and west are zoned SF-5 and are developed with single-family residences.
2. **The suitability of the subject property for the uses to which it has been restricted:** The property is zoned SF-5 Single-Family District and is developed with a vacant school. The building is suitable to be used within the existing zoning likely as a school or church. The Unified Zoning Code (UZY) allows a Conditional Use for Day Care, General within residential zoning districts.
3. **Extent to which removal of the restrictions will detrimentally affect nearby property:** Staff

anticipates that the redevelopment of the site will result in an increase in traffic and noise in the immediate area. However, the site used to be an elementary school. The anticipated traffic and noise of the play area is likely to be akin to when the school was being operated.

4. **Length of time subject property has remained vacant as zoned:** The property has been developed with a school building since 1951. The building has been unoccupied for at least 5 years.
5. **Relative gain to the public health, safety and welfare as compared to the loss in value or the hardship imposed upon the applicant:** Approval of the request may bring redevelopment to a vacant building, which is generally a gain to the public. Denial of the request may result in the loss of use and enjoyment for the applicant.
6. **Conformance of the requested change to the adopted or recognized Comprehensive Plan:** The requested Conditional Use is in conformance with the *Community Investments Plan*, the *Wichita: Places for People Plan*, and the *Central Northeast Area Plan*, as discussed in the staff report.
7. **Impact of the proposed development on community facilities:** Staff does not anticipate the requested Conditional Use to have a significant impact on community facilities. Municipal services, such as water and sewer, already serve the site.
8. **Opposition or support of neighborhood residents:** At the time the staff report was prepared, staff did not receive any comments from the public on the requested Conditional Use.

Attachments:

1. Site Plan
2. Aerial Photo
3. Zoning Map
4. Land Use Map
5. Site Photos



15TH STREET DAYCARE

2027 W. Benton Ave. St. Louis, MO 63105
314.353.8570
www.aarchitects.com

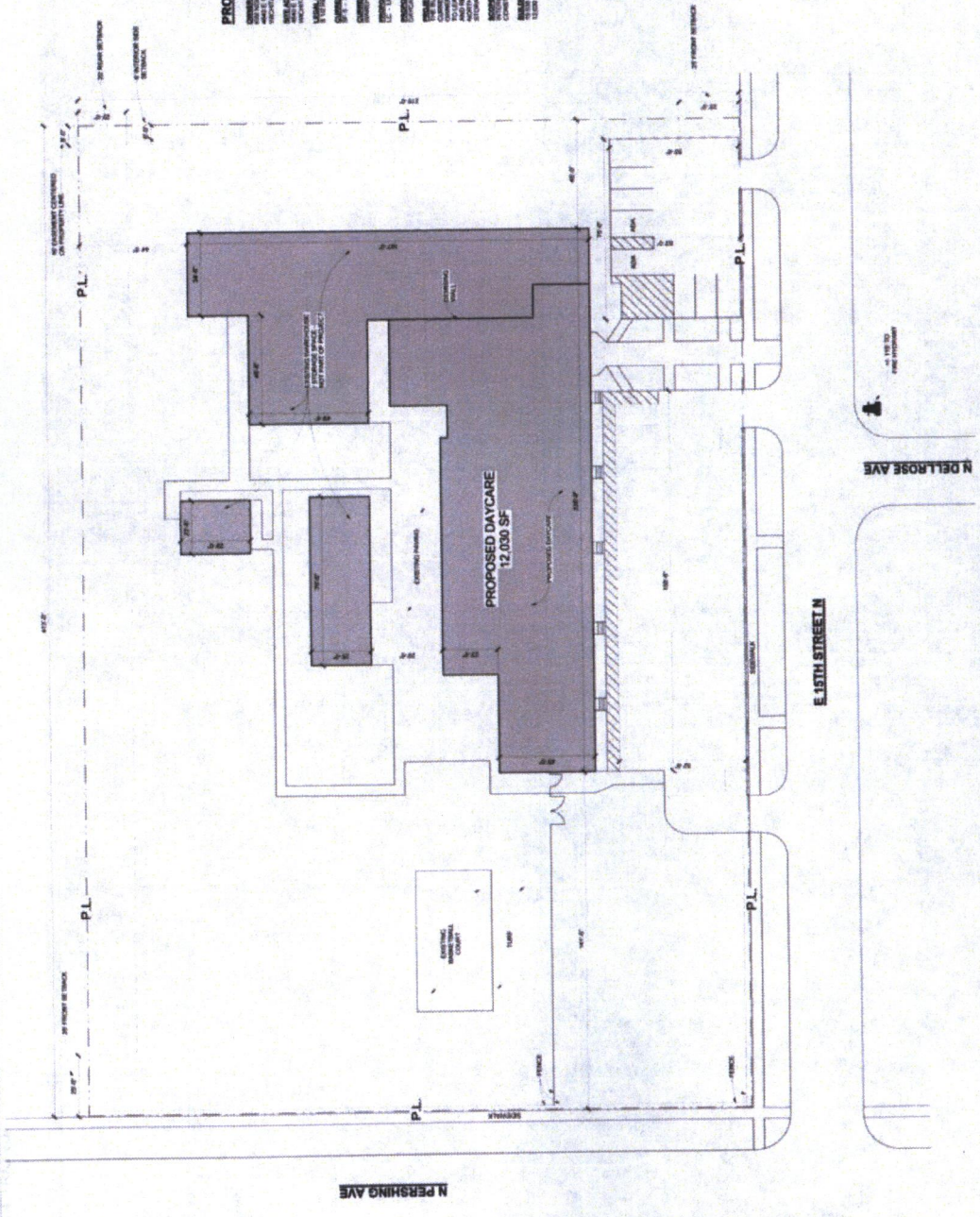
PROJECT NO.	24045
DATE	08/20/24
SCALE	AS SHOWN
DESIGNED BY	A.A. ARCHITECTS
CHECKED BY	DAVID M. SMITH
DATE	08/20/24

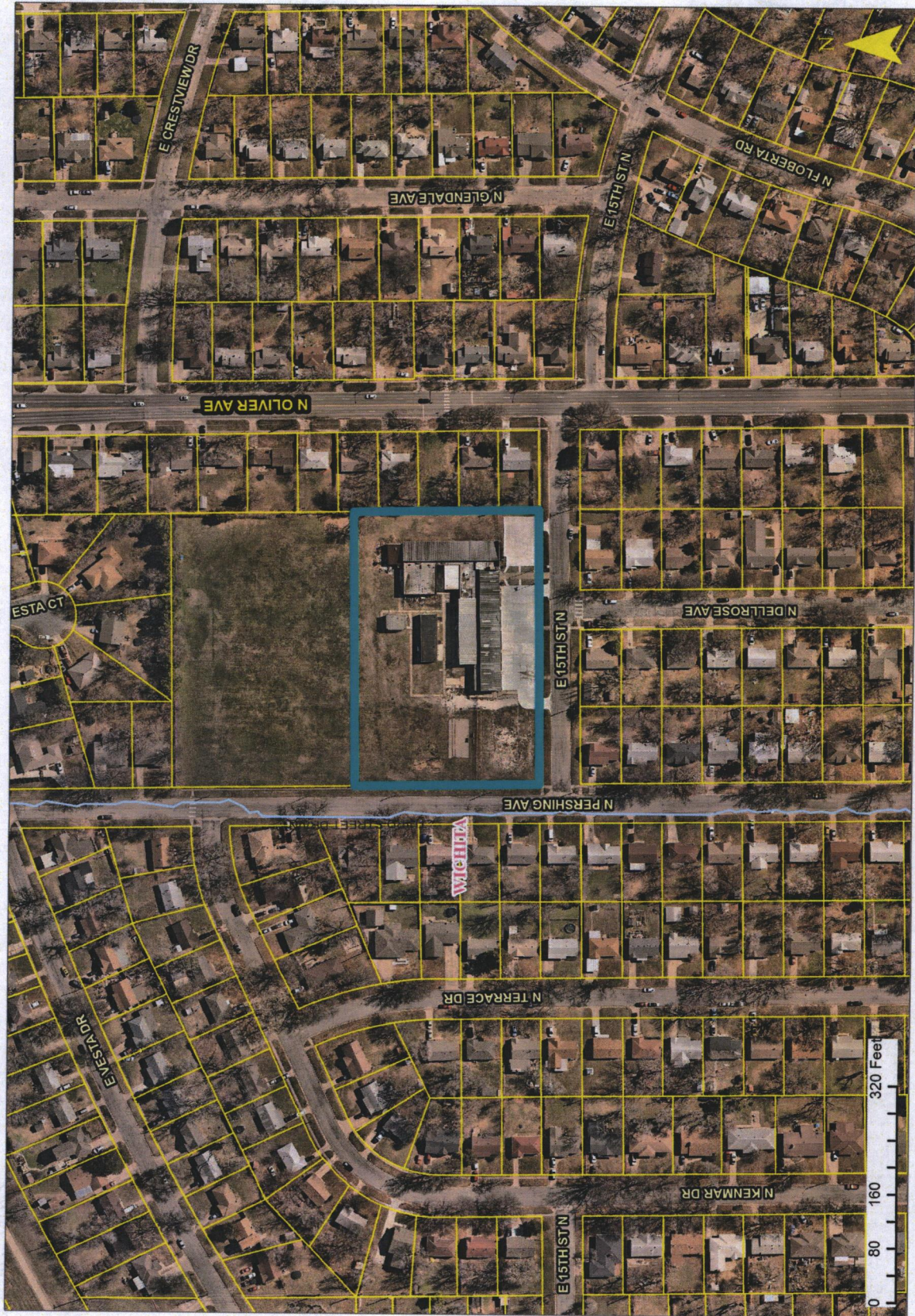
PROPOSED DAYCARE

1. THE PROPOSED DAYCARE FACILITY IS TO BE CONSTRUCTED ON THE SOUTH SIDE OF THE PROPERTY, BETWEEN PERSHING AVENUE AND DELROSE AVENUE, EAST OF E 15TH STREET. THE FACILITY IS TO BE A SINGLE-STORY BUILDING WITH A TOTAL AREA OF 12,000 SF. THE FACILITY IS TO BE USED FOR THE PURPOSES OF A DAYCARE CENTER FOR CHILDREN UNDER THE AGE OF FIVE.

2. THE PROPOSED DAYCARE FACILITY IS TO BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ST. LOUIS PLANNING COMMISSION ORDINANCES AND THE MISSOURI BUILDING CODE. THE FACILITY IS TO BE DESIGNED AND CONSTRUCTED TO MEET ALL APPLICABLE REGULATORY REQUIREMENTS.

3. THE PROPOSED DAYCARE FACILITY IS TO BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ST. LOUIS PLANNING COMMISSION ORDINANCES AND THE MISSOURI BUILDING CODE. THE FACILITY IS TO BE DESIGNED AND CONSTRUCTED TO MEET ALL APPLICABLE REGULATORY REQUIREMENTS.





**2035 Wichita
Future Growth
Concept Map**

- Legend**
- Established Central Area
 - Residential and Employment Mix
 - New Employment
 - New Residential
 - Wichita City Limits
 - Other Cities
 - Northwest Bypass Right-of-Way
 - Other Urban Growth Areas 2014
 - Other Urban Growth Areas 2014
 - Rural Growth Areas 2014
- LAND USE**
- Residential
 - Commercial
 - Industrial
 - Major Air Transportation & Military
 - Parks and Open Space
 - Agricultural or Vacant
 - Major Institutional
 - Neighborhood & Area Plans
 - Application Area



Map prepared by the Metropolitan Area Planning Commission, 1001 North Lincoln Street, Wichita, KS 67202. Map date: 10/2014. Map scale: 1 inch = 1 mile. Map projection: NAD 83 UTM Zone 16N. Map datum: NAD 83. Map contour interval: 10 feet. Map source: City of Wichita, Metropolitan Area Planning Commission, and other sources. Map copyright: 2014 Metropolitan Area Planning Commission.



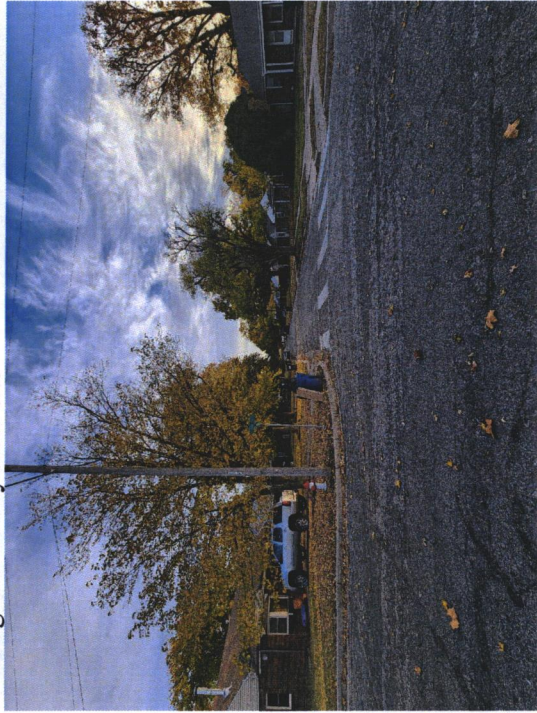
Looking north towards site



Looking east towards site



Looking south away from site

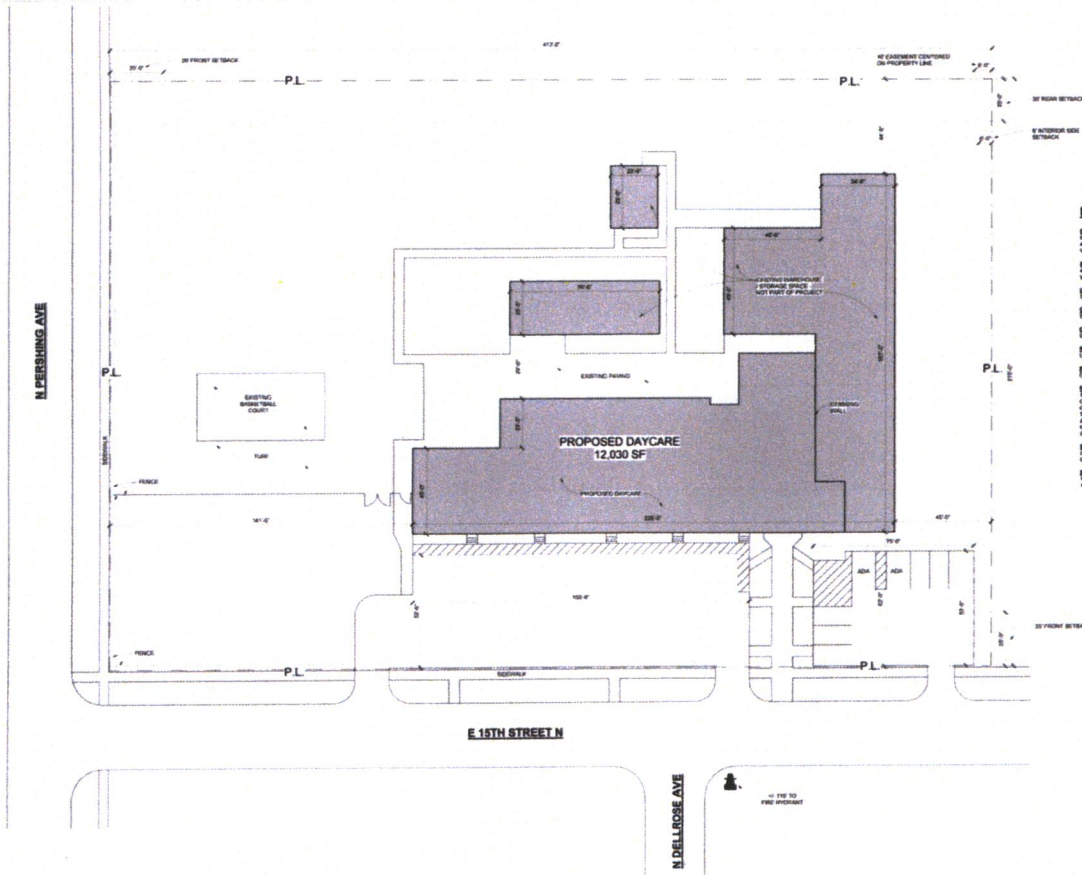


Looking west away from site



SITE PLAN

APPROVED 2/10 BY CMR



PROPOSED DAYCARE

OWNER:
KARMA CRAFT PLANS LLC
4805 E 15TH ST N
WICHITA, KS 67220

DESIGNER:
KARMA CRAFT PLANS LLC
4805 E 15TH ST N
WICHITA, KS 67220

PROJECT ADDRESS:
4805 E 15TH ST N
WICHITA, KS 67220

PROPOSED USE:
DAYCARE

PROPOSED AREA:
12,030 SF

PROPOSED HEIGHT:
10' 0" (MAX)

PROPOSED SETBACKS:
FRONT: 20' (MIN)
SIDE: 10' (MIN)
REAR: 10' (MIN)

PROPOSED LOT AREA:
12,030 SF

PROPOSED LOT COVERAGE:
100%

PROPOSED LOT DENSITY:
100%

PROPOSED LOT INTENSITY:
100%

PROPOSED LOT YIELD:
100%

PROPOSED LOT VALUE:
100%

PROPOSED LOT RATIO:
100%

PROPOSED LOT AREA:
12,030 SF

PROPOSED LOT COVERAGE:
100%

PROPOSED LOT DENSITY:
100%

PROPOSED LOT INTENSITY:
100%

PROPOSED LOT YIELD:
100%

PROPOSED LOT VALUE:
100%

PROPOSED LOT RATIO:
100%



David James Edlin
No. 03902
State of Kansas
Mechanical

**15TH STREET DAYCARE
CONDITIONAL USE**

4805 E 15TH ST N
WICHITA, KS 67220

DATE: 07/27/2021
BY: CMR

NO. DATE DESC

CUP.1

1 CUP SITE PLAN
1" = 20'-0"