

BACKGROUND: The applicant is requesting an exception to permit the establishment of a preschool in the existing church building located at 5002 E. Douglas. The school would be limited to a maximum of 45 students per session, with two sessions per day, Monday through Friday. There is more than adequate parking available in the existing church parking lots north and east of the building. A youth center is located at the extreme north end of the church property and its rear yard provides the playground area for the proposed preschool. Since it is within 100 feet of an occupied residence, hours of outdoor play will be limited to between 7:30 am and 6:30 pm. Hours for the preschool sessions are tentatively set at 9:30 - 12:30 and 12:30 - 3:30. The facilities have been inspected by the Fire and Health Departments and the Central Inspection Division and have been given tentative approval.

ADJACENT ZONING AND LAND USE:

NORTH	AA	One-Family Dwellings
SOUTH	AA	One-Family Dwellings
EAST	AA	One-Family Dwellings
WEST	AA	One-Family Dwellings

RECOMMENDATION: Should the Board determine that the proposed preschool would be appropriate at this location, then it is recommended that the exception be approved subject to the following conditions:

1. The center shall comply with all licensing requirements of the Kansas State Department of Health, including all building and fire safety regulations of the State of Kansas and the City of Wichita.
2. In accordance with the Health Department requirements, the number of children per session shall not exceed 45.
3. Outdoor play shall be limited to the hours between 7:30 am and 6:30 pm when any part of the fenced play area is within 100 feet of any occupied residence.
4. One off-street parking space shall be provided on the premises for each teacher and employee plus one off-street parking space for each vehicle used in the operation of the preschool.
5. When the capacity of the preschool exceeds twelve, one off-street loading space shall be provided for each ten children or major fraction thereof.

SECRETARY'S REPORT

CASE NUMBER: BZA 10-88

OWNER/APPLICANT/AGENT: Grace Presbyterian Church (owner)
Carmichael/Associates, Inc. (agent)

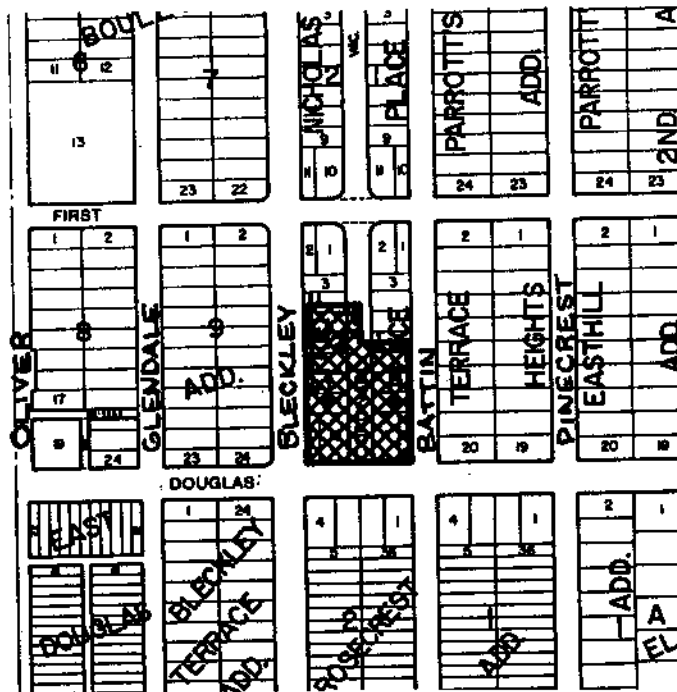
REQUEST: Exception to permit the establishment of a preschool.

CURRENT ZONING: "AA" One-Family Dwelling District

SITE SIZE: 2.1 acres

LOCATION: North side of Douglas, between Bleckley and Battin.

PROPOSED USE: Preschool



JURISDICTION: The Board has jurisdiction to consider this request under the provisions outlined under 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.



BOARD OF ZONING APPEALS
CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202
(316) 268-4421

April 1, 1988

Mr. Joe W. Carmichael
Carmichael/Associates, Inc.
2911 E. Douglas
Wichita, KS 67208

Re: BZA 10-88 - Exception to permit pre-school

Dear Mr. Carmichael:

Enclosed is a signed copy of the above-referenced BZA Resolution adopted by the Board of Zoning Appeals on March 22, 1988. This Resolution reflects the official action of the Board to approve your request and sets out the conditions of approval. It is forwarded to you for your information and files.

If you have questions concerning this matter, please call our office.

Sincerely,

Jack H. Galbraith
Jack H. Galbraith *by LC*
Secretary

JHG/jcm
Enclosure

cc: Grace Presbyterian Church, 5002 E. Douglas, Wichita, KS 67208
Monty Robson, Superintendent of Central Inspection
Joe Donnelly, Zoning Administrator
Dale Rea, Deputy City Clerk

FILE COPY

ADOPTED AT WICHITA, KANSAS, this 22nd day of March, 1988.



Danny E. Jenkins, President

ATTEST:



Jack H. Galbraith, Secretary

RESOLUTION NO. BZA 10-88

WHEREAS, Grace Presbyterian Church, 5002 E. Douglas, Wichita, Kansas 67208, pursuant to Section 2.12.590.C, Code of the City of Wichita, requests an exception to permit the establishment of a pre-school on property zoned the "AA" One-family Dwelling District and legally described as follows:

A portion of Strieff Place, an Addition to Sedgwick County, Kansas, described as the south 22 feet of Lot 6 and all of Lots 7, 8, 9, and 11, Block 1, including half of vacated Coronado Place on the west but excluding the east 30 feet of Lots 6 thru 9 for street; Lot 10, Block 1, except the east 30 feet for street; the south 18 feet of Lot 4 and all of Lots 5, 6, 7, 8, 9, and 10, Block 2, including half of vacated Coronado Place on the east but excluding the west 40 feet of Lots 4 thru 9 for street; Lot 11, Block 2, except the west 40 feet for street. Generally located north of Douglas between Bleckley and Battin (5002 E. Douglas).

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 March 22, 1988, 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 pre-school 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 the establishment of a pre-school on property zoned the "AA" One-family Dwelling District and legally described as follows:

A portion of Strieff Place, an Addition to Sedgwick County, Kansas, described as the south 22 feet of Lot 6 and all of Lots 7, 8, 9, and 11, Block 1, including half of vacated Coronado Place on the west but excluding the east 30 feet of Lots 6 thru 9 for street; Lot 10, Block 1, except the east 30 feet for street; the south 18 feet of Lot 4 and all of Lots 5, 6, 7, 8, 9, and 10, Block 2, including half of vacated Coronado Place on the east but excluding the west 40 feet of Lots 4 thru 9 for street; Lot 11, Block 2, except the west 40 feet for street. Generally located north of Douglas between Bleckley and Battin (5002 E. Douglas).

subject to the following conditions:

1. The center shall comply with all licensing requirements of the Kansas State Department of Health, including all building and fire safety regulations of the State of Kansas and the City of Wichita.
2. The number of children per session shall not exceed 36.
3. Hours of operation of the pre-school, including outdoor play, shall be limited to the hours between 9:00 a.m. and 3:30 p.m.
4. One off-street parking space shall be provided on the premises for each teacher and employee, plus one off-street parking space for each vehicle used in the operation of the pre-school.
5. When the capacity of the pre-school exceeds 12, one off-street loading space shall be provided for each 10 children or major fraction thereof.